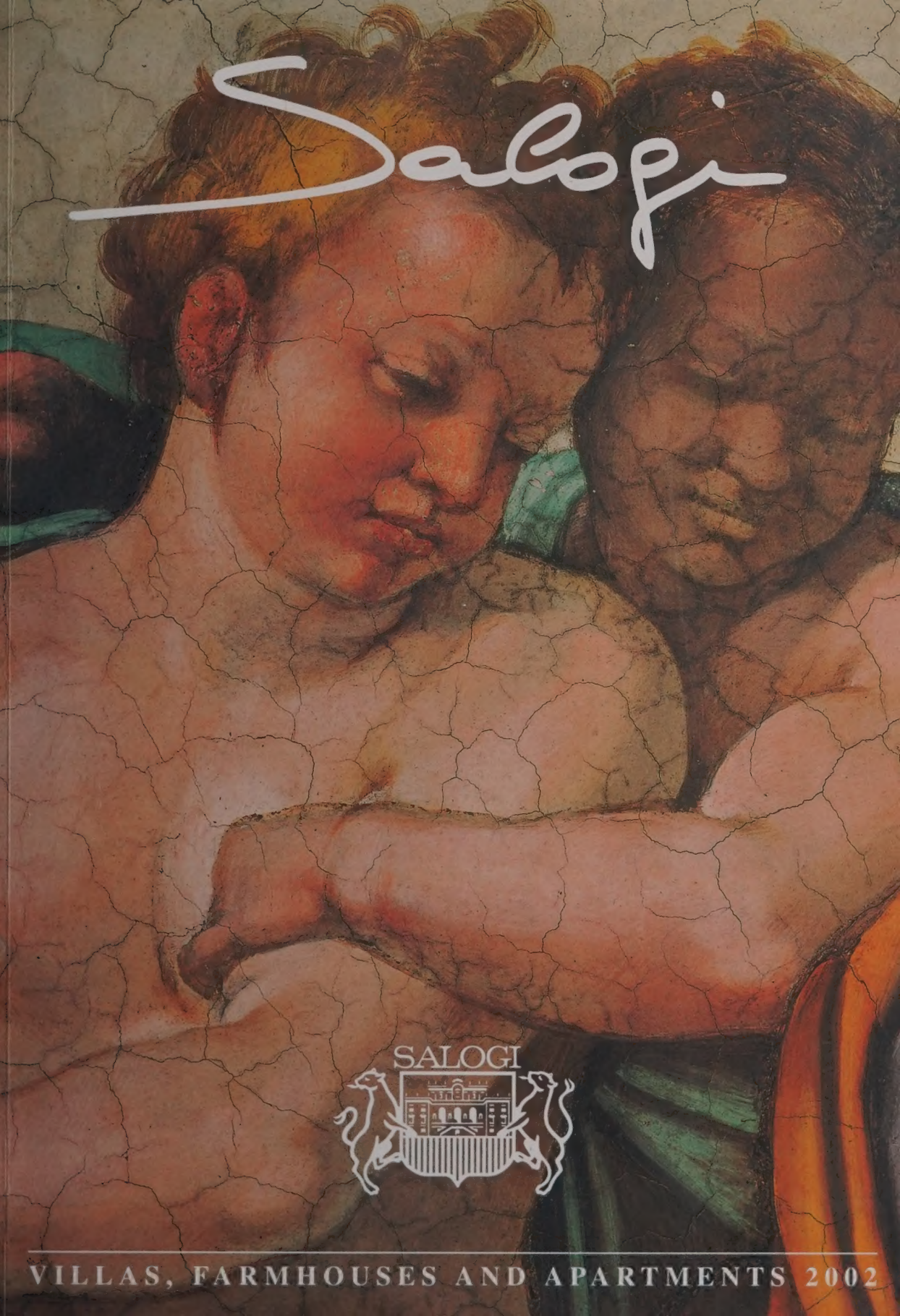

VILLAS, FARMHOUSES AND APARTMENTS 2002

We are very pleased that you have requested the 2002 SALOGI brochure.

It is now the 16th year that SALOGI offers a selection of beautiful villas and farmhouses, all of which have been carefully chosen, among the many which are constantly offered to our company, and that we visit and check personally.

In our programme we offer properties in the most interesting locations in Italy, stretching from Venice north-east, west to Sardinia and south to the Amalfi coast, although the majority of the villas are in Tuscany and, in particular, near the charming town of Lucca and in the Chianti area.

For the 2002 season we have expanded our programme with lovely properties in Tuscany and a beautiful new property in Levanto, a location also famous for the five fishing villages of the "Cinque Terre".

Anyone having to describe Tuscany, would probably say: "a land where art and nature mix in a perfect, magical combination". The gentle sloping contours of the hills appear to have been traced by the creative brush of Michelangelo himself, and the continuous rows of cypress trees are reminiscent of the same perfect drawing technique of the greatest painters of the 15th century.
Medieval villages suddenly arise from a quiet, peaceful landscape, like the sunrise awakening the magical colour of the "Crete Senesi". Man and nature seem to have worked together over the centuries to research the real soul of this land: simplicity, pureness, tradition and natural elegance.

SALOGI is a Tuscan company, and as Tuscany is our land, we are committed to our research: our main purpose being to find properties that reflect the same simplicity, pureness, tradition and elegance.

We are sure that spending a comfortable vacation in a self-catering villa, is the very best way to discover the secrets of Tuscany and Italy. It is with this spirit that we invite you to come.

We look forward to seeing you in Italy.

SALOGI

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Villa Bernardini

TOSCANA LUCCA

The villa, built in the eighteenth century as a shooting lodge for the Mansi-Bernardini family, is situated on a hill overlooking the surrounding valley, with spectacular views of the plain of Lucca.
The interiors are elegantly furnished with antiques and paintings, which reflect the real aura of the ancient times.
The owner's son lives on the top floor with his own totally separate entrance and driveway, so in no way interferes with client's privacy.
There is a tennis court shared with the occupants of the other properties on the estate.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance hall; kitchen and breakfast room: 2 living rooms, 1 of which opens on to the garden; dining room opening on to the garden; television room: cloakroom; storeroom.

FIRST FLOOR
Double bedroom with en-suite bathroom (bath and shower) and sitting room; 2 twin bedrooms sharing a bathroom; twin bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	2
Capannori (motorway exit)	10
Lucca	12
Pisa Airport	37
Florence	60
Forte dei Marmi (beaches)	45

STAFF
Included in the price is a gardener, who looks after the pool and the garden, and a maid, 6 days a week for 8 hours a day. There is also a housemaid for ironing, 2 hours a day, 5 days a week.

Il Leccio

TOSCANA LUCCA

This house dates back to the seventeenth century and was originally built as a farm manager's house with wine cellars, stables and a hayloft for the Mansi-Bernardini estate. It has been tastefully converted into a villa with pretty country-style bedrooms on different levels and modern bathrooms and kitchen. The result is a farmhouse of a high standard situated on top of a hill, east of Lucca, with magnificent views over the plain below. The swimming pool is in a breathtaking position about 150 metres from the house. By the side of the pool there is a cabin with kitchenette and bathroom.

There is a tennis court on the estate. The house has satellite TV, VCR and hi-fi system. The maid who takes care of the villa is also an excellent cook and, on request, she will cook local dishes for clients. Fattoria Mansi Bernardini office, on the estate, with English speaking staff, is at clients' disposal to give assistance.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Kitchen; 2 small sitting rooms; dining room; large sitting room with fireplace.

FIRST FLOOR
Two double bedrooms; 4 twin bedrooms; 3 bathrooms with bath and shower; bathroom (bathroom with shower only); sitting room; laundry.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	2
Capannori (motorway exit)	10
Lucca	12
Pisa Airport	37
Florence	60
Forte dei Marmi (beaches)	45

STAFF
Maid service is included in the price 4 hours per day, 5 days per week, for general cleaning and laundry for the guests. Extra cooking and cleaning available on request.
Pool towels are provided.

Buonvisi

TOSCANA LUCCA

This villa is a 16th century house, originally belonging to the Buonvisi family and it is part of the Fattoria Mansi Bernardini estate. In recent years, restoration work has been done, without detracting from the original character of the house. The ancient cotto floors, beamed ceilings and old fireplaces have all been preserved. The rooms are spacious and very light and tastefully furnished with antiques. In the huge kitchen, there is a beautiful big fireplace. The property also has a particularly large, flat garden on three sides of the villa, with several shaded areas. To the front of the villa there is the swimming pool with views over the plain of Lucca below. The house has satellite TV, VCR and hi-fi system. The maid who takes care of the villa is also an excellent cook and on request will cook local dishes for clients. A tennis court is available on the estate. The office of Fattoria Mansi Bernardini, with English speaking staff, is at clients' disposal to give assistance.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance hall; kitchen; dining room with fireplace; big sitting room with fireplace; sitting room/study with fireplace; double bedroom with bathroom en-suite.

FIRST FLOOR
Double bedroom; 2 twin bedrooms; large bedroom with 4 beds; laundry; 2 bathrooms with shower; bathroom with bath and shower.
A further twin bedroom, double bedroom and bathroom are available on request.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	2
Capannori (motorway exit)	10
Lucca	12
Pisa Airport	37
Florence	60
Forte dei Marmi (beaches)	45

STAFF
Included in the price 4 hours per day, 5 days per week for general cleaning and laundry for the guests. Extra cooking and cleaning available on request.
Pool towels are provided.

Il Fienile di Bianca

TOSCANA LUCCA

This house, also situated on the Mansi Bernardini estate, used to be the hayloft for the farm. The property was still being restored when the brochure was printed (and for this reason the pictures of the property cannot be shown) but, knowing the other properties on this estate, Buonvisi, Bernardini, Casa Maria and Il Leccio, we are confident of the high standard of the restoration. Every bedroom will have an en-suite bathroom, air conditioning and telephone. The house is also provided with satellite TV, VCR and hi-fi system. The huge living room with open-plan kitchen and dining area, opens on to the garden where, among the olive groves, and overlooking the plain of Lucca, the swimming pool will be installed.

The maid who takes care of the villas is also an excellent cook and, on request, she is available to cook local dishes. Fattoria Mansi Bernardini office, on the estate, with English speaking staff, is at clients' disposal to give assistance.

ACCOMMODATION
6+1 PEOPLE

GROUND FLOOR
Entrance hall (with sofa-bed); bathroom; double bedroom with en-suite bathroom; twin bedroom with en-suite bathroom.

FIRST FLOOR
Huge living room with open-plan kitchen and dining area opening to the garden; master bedroom with bathroom.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	2
Capannori (motorway exit)	10
Lucca	12
Pisa Airport	37
Florence	60
Forte dei Marmi (beaches)	45

STAFF
Maid service is included in the price 3 hours per day, 5 days a week for general cleaning and laundry for the guests. Extra cooking and cleaning on request. Pool towels are provided.

Casa Maria

TOSCANA LUCCA

This villa is situated on the Mansi Bernardini estate, in the hills of Segromigno in Monte. The house has been recently restored with a particular taste and attention to details. Every bedroom has an en-suite bathroom, air conditioning system and telephone. There is a very well equipped modern kitchen and in front of it, outside in the garden, a beautiful patio with barbecue, table and chairs. The position of the house is magical, situated within the beautiful eighteen-century garden of the villa, rich in vegetation. The swimming pool is on a wide lawn with beautiful views over the hills below. There is a tennis court on the estate. The house has satellite TV, VCR and hi-fi system. The maid who takes care of the villa is also an excellent cook and will cook local dishes for clients on request. Fattoria Mansi Bernardini office, on the estate, with English speaking staff, is at disposal to give assistance to clients.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance hall; sitting room; cloak room; big dining room with open kitchen opening to the patio, furnished for "al fresco" dinners; double bedroom with en-suite bathroom (shower), opening onto the garden; twin bedroom with en-suite bathroom (shower only) accessible from the garden or through the double bedroom.

FIRST FLOOR
Twin bedroom with en-suite bathroom, Master bedroom with en-suite bathroom, 2 double bedrooms with en-suite bathroom.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	2
Capannori (motorway exit)	10
Lucca	12
Pisa Airport	37
Florence	60
Forte dei Marmi (beaches)	45

STAFF
Maid service is included in the price 4 hours per day, 5 days per week for general cleaning and laundry for the guests. Extra cooking and cleaning on request. Pool towels are provided.

Villa Igia

TOSCANA LUCCA

This outstanding villa was in our brochure until 2001 under the name of Torre. The whole estate has recently been purchased by a new owner who has made several improvements. He has decided to rent the farmhouse close to the main villa as well, adding extra accommodation. Both the villa and the adjacent guest house have been restored to a very high standard. Each bedroom now has its own bathroom. The property is set amongst green woods, vineyards and olive groves in a quiet location, high in the hills northwest of Lucca. The views overlooking the surrounding countryside and the valley below are spectacular.

A very well maintained garden surrounds the house and, on one side, a big centuries-old oak tree provides a shady area, perfect for "al fresco" meals, with breathtaking views. The owners have kept two farmhouses on the same estate for their own use, about 80 meters from the villa. They will use them occasionally during summer, but in no way will interfere with clients' privacy.

ACCOMMODATION
13 PEOPLE

MAIN HOUSE - 8 PEOPLE

GROUND FLOOR

Entrance hall; sitting room with fireplace, opening to the garden; small sitting room with fireplace and TV; dining room; kitchen opening on to a terrace; breakfast room opening on to outdoor dining area furnished for al fresco eating; double bedroom with en-suite bathroom; twin bedroom with en-suite bathroom.

FIRST FLOOR

Double bedroom with en-suite bathroom; twin bedroom with bathroom.

GUEST HOUSE - 5 PEOPLE

GROUND FLOOR

Sitting room; kitchen/dining room; single bedroom with en-suite bathroom (shower only).

FIRST FLOOR

Twin bedroom with en-suite bathroom and study room; twin bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Nearest village with food shops, Bank and PO (San Martino in Freddana)	5
Lucca	15
Pisa Airport	40
Beaches	25

STAFF

Maid service is included in the price 5 hours a day, 5 days a week.

Damiano

TOSCANA LUCCA

Damiano is a lovely farmhouse situated high in the hills between Lucca and the Versilian coast. The location of the property, surrounded by olive groves, is both tranquil and beautiful with magnificent views. Despite its private and quiet position, it is only a 15-minute drive to the centre of the historic town of Lucca and 25 minutes to the coast and beaches. The house has been recently restored giving special attention to Tuscan tradition, retaining the original beamed ceilings and using only antique cotto floor tiles. At the same time, it is very well equipped with all modern comforts. Each bedroom has its own bathroom. The interior has been furnished in a very attractive country house style.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Sitting room with fireplace; dining room; kitchen with open fireplace and original wood oven, opening onto a patio with outdoor table and chairs; twin bedroom; bathroom (bath and shower).

LOWER GROUND FLOOR
Twin bedroom accessible only from the garden with en-suite bathroom (shower only); laundry.

FIRST FLOOR
Master bedroom with 4-poster bed and en-suite bathroom (bath and separate shower); twin bedroom; bathroom (bath and shower), double bedroom with en-suite bathroom.

DISTANCES (approx. kms)

San Martino in Freddana (nearest village with shops/PO)	3
Lucca (motorway exit)	8
Tennis	4

STAFF
Maid service is included in the price 9 hours per week.

Villa Spada

TOSCANA LUCCA

Villa Spada is situated in a very quiet position, close to the village of Orbicciano, in the hills North-West of Lucca. The location is halfway between Lucca and the coastal area of Versilia, famous for the beach resorts of Viareggio and Forte dei Marmi.

The property is surrounded by olive groves, vineyards and woods, with views encompassing the beautiful panorama of the countryside and valley below.

The villa, built in the 18th Century, was the shooting lodge for the Spada family, one of the aristocratic families of Lucca. The original ancient structure, with cotto floors, beamed ceilings and period decorations have been retained. The rooms have been furnished with antiques throughout.

The garden is dominated by a centuries-old lime tree, and there is a swimming pool in the lower part of the garden, in a secluded position, yet close to the villa.

On the east side of the house, accessible through the sitting room, is a small pretty terrace where the beautiful views of the countryside can be enjoyed.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance; sitting room opening to the terrace; small sitting room with fireplace; study; dining room; breakfast room; kitchen; staff bathroom.

FIRST FLOOR
2 double bedrooms; 1 twin bedroom; 2 single bedrooms; 3 bathrooms; laundry.

DISTANCES (approx. kms)

Orbicciano (nearest village with shops and PO)	1
Lucca (nearest motorway exit)	17
Florence	80
Tennis courts	12
Beaches	15

STAFF
Maid service is included 3 hours a day, 5 days a week.

La Calandrina

TOSCANA LUCCA

La Calandrina is situated in the hills of Lucca, close to the village of Mutigliano and only 5 kms from the town of Lucca. Located in panoramic position on the hills north-west of Lucca, this villa is one of the residences built by the aristocratic families between the 16th and 18th Century.

For a long time, it was abandoned and neglected. Recently the new owners have completely restored it preserving the ancient frescoes and the original floors and beamed ceilings but at the same time equipping the villa to a very high standard.

They have also newly furnished the villa, thus combining comfort with tradition.

The living areas are elegant end comfortable, every room is furnished with antiques with all bedrooms having en-suite bathrooms - combining comfort with tradition. Next to the villa, the owners have also restored a rural building to create an apartment where the housekeeper lives.

This apartment has an independent garden and entrance, so in no way interferes with guests' privacy.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance hall; sitting room; dining room; dressing room; 2 cloakrooms; kitchen; utility room.

FIRST FLOOR
Large sitting room; double bedroom and 2 twin bedrooms, all with en-suite bathrooms.

SECOND FLOOR
Sitting room; small sitting room; 2 twin bedrooms and a double bedroom, all with en-suite bathrooms.

DISTANCES (approx. kms)

Monte San Quirico (nearest village with shops/PO)	3
Lucca	5
Lucca motorway exit	7
Pisa airport	30
Florence	70
Beaches	25

STAFF
Maid service is included in the price 4 hours a day, 5 days a week.

Casa Rosa

TOSCANA LUCCA

This lovely farmhouse is located in the Maulina hills, famous for their wine and also as one of the most exclusive residential area around Lucca.

It is situated on the same estate as Villa Clara, the villa on the facing page, and used to be one of the farmers' houses. It has been totally restored during 2001, using authentic materials such as beamed ceilings and terracotta floors, and the interiors have been decorated with old Tuscan furniture to preserve the old character. At the same time, it has been equipped with all modern comforts, each bedroom having its own bathroom. The garden and swimming pool have been positioned on the opposite side of Villa Clara to assure total privacy. The area is ideal for people looking for a quiet location, yet at same time wishing to be close to a town. In fact, the walled medieval town of Lucca is only 10 minutes away. Also, as it is only 6 km from the nearest motorway exit, it is an ideal base for visiting the main towns of Tuscany. There is a tennis club within walking distance of the house. Unfortunately, pictures were taken during the end of the restoration works and before the furnishing was completed, and therefore they do not do justice to the house.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Kitchen/dining room with fireplace; sitting room opening on to a terrace furnished for eating outside; double bedroom; twin bedroom; 2 bathrooms with shower (one of which is suitable for a wheelchair); bathroom.

FIRST FLOOR
Master bedroom with en-suite bathroom (shower only) and private terrace; master bedroom with en-suite bathroom (shower only); 2 twin bedrooms each with en-suite bathroom.

DISTANCES (approx. kms)

Centre of Lucca	4
Railway station	5
Lucca motorway exit	6
Pisa airport	26
Florence	70
Riding stables	5
Tennis court	500 mt

STAFF
Maid service is included in the price 3 hours a day, 3 days a week.

Villa Clara

TOSCANA LUCCA

Villa Clara is a beautiful villa built at the end of the 18th Century. It is a typical Manor villa with its own small formal park and chapel, at the centre of one estate with farmhouses where the farmers looking after the winery used to live. One of these, Casarosa shown on the opposite page, is now part of our programme. It is located just 4km from Lucca, thus combining proximity to the town of Lucca with the peace and beauty of the surrounding countryside.

The area is known as "La Maulina", and has always been famous for its wine. Nowadays it is one of the most popular residential areas of the town of Lucca. The villa has been totally converted during the last couple of years and has been fully furnished in an elegant style.

It can accommodate groups of up to 20 people, with all bedrooms (except one) having their own bathroom.

A new swimming pool (15x7m) has been installed in a panoramic position a short walk from the house.

ACCOMMODATION
20 PEOPLE

GROUND FLOOR
Huge dining room opening via French windows both onto the front and back garden; traditional Tuscan-style kitchen; billiard room; small sitting room.

FIRST FLOOR
2 double bedrooms with en-suite bathroom with shower only; double bedroom and twin bedroom sharing a bathroom (shower only).

SECOND FLOOR
3 double bedrooms with en-suite bathroom (shower only); 3 twin bedrooms with en-suite bathrooms (1 shower only and 2 with bath and separate shower).

DISTANCES (approx. kms)

Centre of Lucca	4
Railways station	5
Lucca motorway exit	6
Pisa airport	26
Florence	70
Riding stables	5
Tennis court	500 mts

STAFF
Maid service is included in the price 4 hours a day, 5 days a week.

Franello

TOSCANA LUCCA

This farmhouse has been immaculately converted and is in a very peaceful position in the hills between Lucca and the Versilian coast, one kilometre from the medieval village of Loppeglia. From the large verandah, garden and pool there are beautiful views of the valley below.

The house has been converted in a way which makes it possible for two families to share it and remain independent. The first and second floors can be divided into two parts by closing just one door. In separate rooms there is a small billiard table and a wood oven.

The flat garden is completely fenced, making it ideal for families with young children.

There is also a bathroom with shower by the pool.

ACCOMMODATION
9/10 PEOPLE

GROUND FLOOR
Dining room; kitchen; 2 double bedrooms; bathroom with shower.

FIRST FLOOR
Sitting room; 2 double bedrooms; bedroom with French bed; bathroom; large verandah.

DISTANCES (approx. kms)

Loppeglia (nearest village with shop/PO, restaurant and doctor)	1
S. Martino in Freddana (nearest village with bank)	4
Lucca	15
Pisa airport	40
Florence	75
Tennis	9
Beaches	30

STAFF
Maid service included in the price, 3 times per week for 2 hours per day.

La Pianella

TOSCANA LUCCA

Set in wooded seclusion at the top of a steep, winding driveway and only 20 minutes from the historic walled town of Lucca, this charming farmhouse commands magnificent views of the nearby hillsides and valley.

The property has been sensitively converted by the discerning owners, resulting in a combination of comfort and modern convenience. Stone steps lead from the shady garden up to the large swimming pool, set on a sunny hilltop clearing amid pine and olive trees and offering breathtaking views over the countryside. This house also has a well-maintained hard tennis court. Beside the living room is a wisteria-covered pergola area with tables and chairs.

ACCOMMODATION
14 PEOPLE

GROUND FLOOR
Entrance hall; cloak room; twin bedroom with direct exit onto the garden; bathroom; twin bedroom with direct exit onto the garden and bathroom en-suite; big kitchen; loggia; open wooden staircase leading up to gallery; big living room with fireplace opening onto the garden.

FIRST FLOOR
Double bedroom with direct exit on to the garden, reached through a french bedded room (both sharing a bathroom with bath); twin bedroom with exit onto the terrace and en-suite bathroom; 2 twin bedrooms sharing a bathroom.

DISTANCES (approx. kms)

Torcigliano (nearest shop)	2
San Martino in Freddana (nearest shops/PO, doctor and bank)	5
Lucca (railway station)	15
Pisa Airport	40
Beaches	25

STAFF
Maid service is included in the price 6 days a week, 3 hours a day.

Elettra

TOSCANA LUCCA

Elettra is situated within the park (one hectare) of a large villa, completely private and enclosed by big walls and century-old trees. The area, S.Alessio, on the slopes of the beautiful hills of Pieve S.Stefano, is regarded as the best residential area of Lucca. It is only 3 kilometres from the walls of the historic town of Lucca and, in less than 10 minutes, it is possible to reach both the railway station and the motorway exit.

It is therefore an ideal location for those looking for a house which is both convenient to town and a base for exploring Tuscany.

The house, situated in front of a small chapel, was once the residence of the guardian for the villa. It has recently been immaculately restored and is occupied during the winter months by the daughter of the owner of the estate. The swimming pool is 50 metres from the house, close to the main villa where the owner lives, but it is for sole use of guests at Elettra.

The flat garden is completely fenced and in front of the house there is an attractive covered pergola, ideal for dining "al fresco".

ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Big sitting/dining room with fireplace, opening to the garden; kitchen; bathroom with shower.

FIRST FLOOR
Double bedroom with en-suite bathroom (bath and separate shower), and a study where it is possible to add a single bed; double bedroom; bedroom with two beds more suitable for children; bathroom.

DISTANCES (approx. kms)

S.Alessio (nearest village with shops)	1
Lucca	3
Pisa airport	27
Florence	70

STAFF
Maid service is included in the price 4 hours a week.

Le Glicine

TOSCANA LUCCA

This farmhouse, located in a residential area on the hills outside Lucca, just 1,5 km from the town walls, has been completely restored by the owners, who have used it until now as their own residence.

The interiors are furnished with antiques and oriental rugs, which together with the cotto floors and the beamed ceilings, give the house a warm and elegant atmosphere. Within the garden, trees providing some shade and keep it cool during the summer while, in the front of the house, a lovely wisteria covered terrace overlooks the pool, which is situated in a sunny position.

The proximity with Lucca make this property a great location for those who want to live in the peace of the countryside yet still be close to a town.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance; living room; library; winter garden with sitting area and dining area; dining room; kitchen; guest bathroom. Laundry room accessible from the outside.

FIRST FLOOR
Double bedroom; bathroom (shower only); 2 twin bedrooms sharing a bathroom; master bedroom with private sitting room and en-suite bathroom (bath and shower).

DISTANCES (approx. kms)

Lucca	1,5
Nearest motorway exit (Lucca)	3
Pisa Airport	25
Florence	70

STAFF
Maid service is included in the price for 3 hours a day, 3 days a week.

Gli Oleandri

TOSCANA LUCCA

Gli Oleandri is an old hayloft which has been beautifully converted into a villa. It is located in a peaceful position in the Luccan hills just 6 kms from the historic city of Lucca. The views from the house and terrace are spectacular.

The owners of this property live there themselves during the winter months and have restored the house to a very high standard. By using traditional materials such as wood and terracotta, the character of the house has been retained. At the same time it has been equipped with all modern facilities and tastefully furnished with antiques.

There are terraces on both sides of the house, one of which is used as an outside eating area during the summer. There is also a covered terrace with table tennis. A lovely swimming pool has recently been installed about 50 metres from the house.

ACCOMMODATION
5 PEOPLE

GROUND FLOOR
Double bedroom with en-suite bathroom (with shower only); twin bedroom; single bedroom; bathroom.

FIRST FLOOR
Kitchen; cloakroom; large living room opening onto a terrace (with eating area) and garden.

DISTANCES (approx. kms)

Lucca	6
Pisa Airport	30
Florence	70
Tennis	3
Riding stables	8
Beaches	25

STAFF
Maid service is included in the price, 8 hours a week.

Al Palazzaccio

TOSCANA LUCCA

Villa Al Palazzaccio is located high in the hills north-west of Lucca, only 6 Km from the city centre. From every vantage point, its guests enjoy privacy and commanding views of the plains of Lucca. In 2001 the spacious interiors of this large farmhouse have been furnished by the new owners with Lucchese antiques without sacrificing modern conveniences, thereby successfully combining taste and comfort. Situated only steps below the house, the pool is surrounded by olive trees. The caretakers live in an independent apartment at the back of the house.

ACCOMMODATION
10+2 PEOPLE

GROUND FLOOR
Kitchen; dining room with French door opening onto the garden; living room with fireplace and door to grape arbor for al fresco dining; sitting area with door to covered loggia for outdoor meals; laundry; powder room.

FIRST FLOOR
Entrance; study; huge master bedroom with private terrace and en-suite bathroom (with bath and separate shower); single bedroom (and pull-out bed) with en-suite bathroom (shower only).

SECOND FLOOR
Double bedroom with en-suite bathroom (shower only); twin bedroom with private terrace and en-suite bathroom (shower only); twin bedroom shares bathroom (shower only) with single bedroom (and pull-out bed).

DISTANCES (approx. kms)

Lucca	6
Nearest food shops	4
Nearest motorway exit (Lucca)	9
Florence	75
Pisa airport	35
Tennis	7
Beaches	30

STAFF
Maid service is included in the price 9 hours per week.

Macennere

TOSCANA LUCCA

Macennere is a lovely stone-built farmhouse located in a very secluded and tranquil position in the hills of Lucca. The area, Forci, is one of the most beautiful in all the Luccan countryside. Despite its quiet location, the property is also just 15 minutes by car from the centre of Lucca. From the house and the garden, surrounded by olive groves and fruit trees, there are wonderful views over the countryside, from the Apuan Alps down to the plain of Lucca.

The house has been recently restored and very tastefully furnished by a British interior decorator for the use of his family and is now available for rent when they are not in residence. He has used authentic Tuscan materials, such as antique cotto floors and beamed ceilings, and furnished it in a very attractive rustic, yet elegant style. Both to the front and back of the house there are outside eating areas with a built-in barbecue. The house has been featured in a 14-page article in the October 1996 edition of the magazine "The World of Interiors".

The 1.5 kilometres road, down a forest track leading to the house, is not suitable for cars with low suspensions or for nervous drivers.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance; Ottoman style study; master bedroom with four poster bed and en-suite bathroom (large walk in shower only); larder; dining room; kitchen; big sitting room with fire-place opening out to pergola area and to the loggia furnished for eating outside.
Outside access to shower room and laundry.

FIRST FLOOR
Two double bedrooms both with four poster bed; two twin bedrooms; large bathroom.

DISTANCES (approx. kms)

S.Alessio (nearest village with shops)	9
Lucca	15
Pisa(nearest airport)	36
Florence	80

STAFF
Maid service is included in the price 3 hours a day, 3 days a week.

Al Castello

TOSCANA LUCCA

This traditional farmhouse is part of an old hamlet, originally occupied by farmers and now completely restored. It is situated in a beautiful position in the hills north of Lucca, south-facing and renowned for its magnificent views.

The house we have to rent here is the most beautiful in the hamlet, being detached, and therefore totally independent of the other houses, and also with exceptional views.

It has been faithfully restored, respecting the ancient character of the original farmhouse, but at the same time adding to the quality and comfort with new furnishings and equipment. An example of this successful combination of old and new is the very well-equipped kitchen, which opens to a terrace with beautiful views, ideal for "al fresco" dining.

Within the garden, in a superb position with far-reaching views, there is a beautiful swimming pool.

No pets are allowed at the property.

ACCOMMODATION

6 PEOPLE

GROUND FLOOR

Kitchen, opening to terrace; sitting room opening to terrace; small laundry room.

FIRST FLOOR

2 double bedrooms; twin bedroom; bathroom with 2 showers; bathroom with bath.

DISTANCES (approx. kms)

Monte S.Quirico (nearest village with shops/PO)	5
Lucca	7
Lucca motorway exit	9
Pisa	30
Florence	70
Beaches	25

STAFF

Maid service is included in the price 2 hours a day, 3 days a week.

I Gelsomini

TOSCANA LUCCA

Gelsomini is a lovely farmhouse, conveniently situated only 5 km from the centre of Lucca.

The house has been totally restored by the owners, both Italian architects, who used it until recently as their main home. They have successfully preserved the character of the old farmhouse with its antique cotto floors and beamed ceilings, and have furnished it very tastefully to a high standard.

A covered patio connects the huge sitting room (100 sq. metres) to the main house.

As the property is less than 4 km from the nearest motorway exit, it is a perfect base for exploring Tuscany, with Florence less than 50 minutes away, and Pisa and the beaches less than 20 minutes.

ACCOMMODATION
7 PEOPLE

GROUND FLOOR
Sitting room with fireplace; kitchen/dining room with fireplace opening onto a terrace furnished with table and chairs, ideal for eating outside, double bedroom with en-suite bathroom (shower only).

FIRST FLOOR
Double bedroom with ensuite bathroom (shower only); bedroom with french bed; twin bedroom; bathroom; study room opening onto a covered loggia; big sitting room opening onto back garden and loggia.

DISTANCES (approx. kms)

Guamo (nearest village with shops)	1
Motorway exit (Lucca)	4
Railway station (Lucca)	5
Lucca	6

STAFF
Maid service is included in the price 6 hours a week.

La Palma

TOSCANA LUCCA

A restored farmhouse situated in a peaceful location in one of the best areas of the hills near Lucca. The region is known as "La Maolina" and is famous for its wine. This property offers not only a lovely rural setting but also the convenience of being only a 10-minute drive from the centre of Lucca. From the house itself, and especially from the verandah, which stretches the whole length of one side of the property and is furnished for eating "al fresco", there are marvellous views of the plains of Lucca and the hills beyond. The garden surrounds the house with small lawns and flowering shrubs and beyond these are vineyards and olive groves. There is a French-style bowling alley and table tennis.

ACCOMMODATION
11 PEOPLE

GROUND FLOOR
Entrance hall; kitchen/dining room; small service room with fridge and washing machine and access to back patio; split-level living room with open fire-place, which opens on to a large verandah; cloakroom.

FIRST FLOOR
Twin bedroom with en-suite bathroom; twin bedroom; single bedroom; bathroom (shower only); 2 twin bedrooms sharing a bathroom (shower only); double bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Centre of Lucca	5
Lucca railway station	6
Lucca motorway exit	7
Pisa Airport	27
Florence	70
Tennis courts	1
Riding stable	6

STAFF
Maid service is included 3 hours a day, 2 days a week.

Chiodo

TOSCANA LUCCA

Chiodo is a beautiful farmhouse high in the hills between Lucca and Pisa, with magnificent views of the valley below. It is located very close to the pretty small village of Vorno, with its 17th. century villas belonging to the oldest Lucchese families, who used them as summer residences. The owner has restored the property meticulously, using authentic materials, with beamed ceilings, terracotta tiled floors and exposed brickwork. The interiors have been furnished with antiques, many of them imported from France. The result is a rustic, yet elegant and comfortable property. The house is very large and has been divided into three parts, making it ideal for a group who wish to spend a holiday together yet at the same time retain their independence. All the bedrooms have their own bathrooms.
The owner of the local food shop speaks english and will be happy to deliver provisions on request.

ACCOMMODATION
12 PEOPLE

FIRST PART: 6 PEOPLE
GROUND FLOOR
Sitting room; kitchen; dining room with fireplace and direct access to the garden; bathroom with shower; double bedroom; bathroom with shower.

FIRST FLOOR
2 twin bedrooms, each with bathroom and sitting room. These are two completely independent suites.

SECOND PART: 2 PEOPLE
GROUND FLOOR
Double bedroom; bathroom with shower.

THIRD PART: 4 PEOPLE
GROUND FLOOR
Large sitting room with kitchen corner.

FIRST FLOOR
Twin bedroom; bathrooom with shower; double bedroom; bathroom with shower.

DISTANCES (approx. kms)

Vorno (shops, PO)	2
Lucca	7
Lucca (nearest motorway exit)	6
Pisa airport	25
Florence	74
Tennis	4

STAFF
Maid service is included 3 hours a day, 3 days a week.

Dreone

TOSCANA LUCCA

Dreone is a beautiful farmhouse in a breathtaking position high in the hills between Lucca and Pisa overlooking the small village of Vorno, with its 17th century villas belonging to the oldest Lucchese families, and with spectacular views over olive groves.

It was in our programme until a few years ago when it was sold. It was bought by a French interior decorator who made several improvements not only to the house, but also to the garden, the terraces and the swimming pool. She has furnished the interiors to a very high standard and also restored the two barns. The rooms are delightful with beamed ceilings, terracotta tiled floors, marble kitchen and, at the same time, has all modern comforts. Stone stairs connect the various rooms, some of which are split level. The staircase to the second floor of the main house is quite steep and not suitable for the elderly or the very young, as well as the stairs of the two separate guest buildings. The house has now new British owners who have maintained the same high standard and are using it for their own holidays, while allowing us to rent it for the remaining periods.

ACCOMMODATION
10 PEOPLE

MAIN HOUSE - 6 PEOPLE

GROUND FLOOR
Entrance hall; sitting room with fireplace; large kitchen opening onto a patio furnished for eating outside; laundry room; cloak-room.

FIRST FLOOR
Master bedroom with bathroom en-suite and study room opening onto a big terrace; twin bedroom; bathroom (shower only).

SECOND FLOOR
Twin bedroom; bathroom with shower.

FIRST GUEST COTTAGE
2 PEOPLE

GROUND FLOOR
Small sitting area; bathroom.

FIRST FLOOR
Double bedroom opening onto a terrace.

SECOND GUEST COTTAGE
2 PEOPLE

GROUND FLOOR
Bathroom.

FIRST FLOOR
Twin bedroom.

DISTANCES (approx. kms)

Vorno (shops)	2,5
Lucca	7
Lucca (nearest motorway exit)	6
Pisa airport	25
Florence	74

STAFF
Maid service is included in the price 3 hours a day, 3 days a week.

Broccolo

TOSCANA LUCCA

This attractive stone built farmhouse was completely and immaculately restored in 1995. The interiors are particularly light and comfortable. The owner has used authentic Tuscan materials, such as cotto floors, beamed ceilings, and exposed brickwork. The wooden flooring on the second floor is all hand made.

This property also benefits from a large, flat garden, completely fenced and surrounded by trees, making Broccolo an ideal place for families, the children being able to play around outside without dangers. The new swimming pool is located 50 metres from the house, close to a patio with dining area, perfect for al fresco meals. The location of the house is very convenient for visiting the main Tuscan towns. It is only 12 Km from the centre of Lucca and, being only 6 Km from a motorway exit, it is also possible to reach Florence in less than 50 minutes, and both Pisa and the beaches in half an hour.

ACCOMMODATION
7 PEOPLE

GROUND FLOOR
Covered patio; big kitchen/dining room; sitting room; bathroom with shower.

FIRST FLOOR
2 double bedrooms; bathroom; single bedroom; bathroom with shower only; small terrace.

BASEMENT FLOOR
Double bedroom; kitchen; bathroom with shower only.
This part of the house has also an independent exit onto the garden.

DISTANCES (approx. kms)

San Leonardo in Treponzio (nearest village with shops)	1
Capannori (nearest motorway exit)	6
Lucca	12
Pisa	30
Florence	60
Beaches	30

STAFF
Maid service is included in the price 9 hours per week.

Al Mennucci

TOSCANA LUCCA

Al Mennucci was originally an old hayloft which has recently been converted into a delightful cottage. It is located in a superb position, high in the hills, 15 kms to the south-east of Lucca, and surrounded by olive groves and pine trees. There are fantastic views over the countryside and the plain of Montecatini in the distance. Just 9 kms from the nearest motorway exit, it is also a perfect base for exploring the main Tuscan towns.

Both the house and the pretty garden are exceptionally well-maintained by the owners, and the interiors are equipped with all modern facilities. The swimming pool, situated to one side of the house, is in a perfect position to enjoy the beautiful views. Close to the pool area, there is a stone-built barbecue and pizza oven, an outdoor shower and an outdoor dining area.

Near the driveway, about 20 metres from the house, there is small guesthouse with a double bedroom and bathroom. The property is ideal for those looking for peace and tranquillity. The one kilometre unsealed road is not suitable for very low sports cars.

ACCOMMODATION
6+2 PEOPLE

GROUND FLOOR
Sitting/dining room with fireplace and double sofa-bed, opening onto the garden; kitchen; double bedroom; twin bedroom; 2 shower bathrooms.

GUEST HOUSE

GROUND FLOOR
Double bedroom with french windows opening onto the garden. En-suite shower bathroom.

DISTANCES (approx. kms)

Colle di Compito (nearest village with shops and PO)	2,5
S. Leonardo in Treponzio (nearest supermarket)	4,5
Lucca	15
Capannori (nearest motorway exit)	9
Pisa airport	35

STAFF
Maid service is included in the price 2 hours a day, 3 days a week.

Al Fanucchi

TOSCANA LUCCA

This small villa, dating from the end of 19th Century, is located in a quiet position enjoying beautiful views of the countryside south-east of Lucca.
The area is very convenient for visiting the main Tuscan towns.
It is 15 kms from the centre of Lucca and, as it is only 6 kms from the nearest motorway exit, it is possible to reach Florence in 50 minutes and both Pisa and the beaches in approximately half an hour.

It has recently been totally restored and furnished, and a swimming pool has been installed in the most panoramic position in the garden.
Close by is the house where the owner lives with his family.
He is a very helpful person and, when in residence, will not interfere at all with clients' privacy, yet at the same time he will do his best to help them with any requirements.
Clients share the same entrance gate and parking area with the owner, but have a totally private garden.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance; kitchen/dining room; sitting room; bathroom with shower.

FIRST FLOOR
3 Double bedrooms; 2 bathrooms (one with bath, one with shower only).

SECOND FLOOR
Twin bedroom; double bedroom; bathroom with shower only.

DISTANCES (approx. kms)

San Leonardo in Treponzio (nearest village with shops)	4
Capannori (nearest motorway exit)	6
Lucca	12
Pisa	30
Florence	60
Beaches	30

STAFF
Maid service is included in the price 6 hours per week.

Montevigna

TOSCANA LUCCA

This is a beautiful farmhouse situated high in the hills north-east of Lucca, above the village of Marlia. From the property, there are spectacular views over the surrounding countryside, with its olive groves, and also of the most famous historical villas of Lucca, and their magnificent parks, on the plain below. These include Villa Grabau and Villa Reale, where Elisa Bonaparte Baciocchi, Napoleon's sister and Princess of Lucca, resided.

The stone-built house has been tastefully restored to a very high standard, in total respect of Tuscan tradition, retaining the original beamed ceilings and using antique cotto floor tiles. The interiors have been furnished in a very attractive country-house style.

A swimming pool is being installed, in the most panoramic position of the property, for the 2002 season.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Big kitchen/dining room with open fireplace, opening onto courtyard; sitting room with fireplace, opening onto the garden; bathroom with walk-in shower; laundry room and pantry.

FIRST FLOOR
Sitting room with fireplace, opening to terrace with stairs leading to the garden; twin bedroom with en-suite bathroom (bath and shower); twin bedroom with four-poster beds; twin bedroom with walk-in shower.

SECOND FLOOR
Double bedroom with en-suite bathroom (walk-in shower), small sitting room and pantry.

DISTANCES (approx. kms)

Ciciana, nearest village with shops	2
Marlia	5
Lucca	10
Pisa	35
Beaches	40

STAFF
Maid service included in the price 3 hours a day 5 days a week.

Giannello

TOSCANA LUCCA

This lovely stone-built farmhouse is located in a beautiful position, in the hills of Lucca near the village of Matraia.

From the house there are breathtaking views of the surrounding countryside of olive groves and vineyards, as far as the town of Lucca in the distance.

This part of the Luccan countryside is famous for its beautiful historical villas. In particular, very close to Giannello is the Villa Reale, where Elisa Bonaparte, Napoleon's sister and Princess of Lucca resided. The villa, with its beautiful garden is open to the public several days a week.

Giannello is a very special property for six people. It has just been tastefully restored in a nice rustic style, still maintaining the old beamed ceilings and antique terracotta floors in most of the rooms. A particular feature is the big terrace in front of the house, ideal for eating in beautiful surroundings.

ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Dining room; kitchen with fireplace; big sitting room built in the old cellars.

FIRST FLOOR
Sitting room; two double bedrooms; twin bedroom; bathroom with bath; bathroom with shower.

DISTANCES (approx. kms)

Matraia (nearest village with shops)	2
Lucca	15
Pisa	35
Beaches	40
Florence	70

STAFF
Maid service is included in the price 7 hours per week.

Al Casi

TOSCANA LUCCA

This old farmhouse, located in the Luccan hills, just 12 Kms from the town of Lucca, was bought by the famous film director, David Lean, for its beautiful and unique position. It is situated on a hill, close to the small hamlet of Valgiano, with views over one of the most beautiful landscapes in the area, from the plain of Lucca to the lake of Bientina, including all the Lucchese countryside and the mountains of Pisa. The new owners totally restored the property. The conversion has been done with great taste and charm using authentic materials, including old terracotta tiles and beamed ceilings. At the same time, the house has been equipped with all modern comforts. As part of the effort to retain the original structure of the property, the old hayloft, which is attached to the main house, has been converted into an independent apartment, and is accessible off the same terrace. Next to this, there is also a small barn, which has been restored and now provides further accommodation.
An English speaking housekeeper lives at the back of the house in a completely independent apartment and is available for cooking on request.

ACCOMMODATION
12 PEOPLE

MAIN HOUSE

GROUND FLOOR
Kitchen/dining room opening to the main front terrace and also to a small back terrace with pizza oven; double bedroom; bathroom with bath and separate shower.

FIRST FLOOR
Sitting room with fireplace; double bedroom; two twin bedrooms; bathroom with shower only.

HAYLOFT

GROUND FLOOR
Sitting/dining room and kitchen, opening onto the front terrace; bathroom with bath and separate shower.

FIRST FLOOR
Large double bedroom.

BARN
Entrance into a small sitting room with double bed on a platform above, accessed by steep stairs; kitchenette; bathroom with shower.

DISTANCES (approx. kms)

Segromigno Monte (nearest village with shops/PO)	3,5
Capannori (motorway exit)	12
Lucca (railway station)	13,5
Pisa airport	35
Florence	60

STAFF
Maid service is included in the price, 3 times a week for 3 hours a day.

Magrini

TOSCANA LUCCA

Magrini is a pretty stone-built farmhouse belonging to the Fubbiano estate where one of our most popular properties is located.

The house is situated in a very quiet position at the border of the estate, a few hundred metres from the borgo with wine cellars and olive oil mill. The white and red D.O.C. wines and extra virgin olive oil are among the best in the Lucca area and are available for purchase by clients, as well as other local products.

From the house, beautiful views can be enjoyed of the surrounding vineyards and olive groves on the estate, and also the pretty village of San Gennaro which is just a few minutes walk away. The house has recently been renovated immaculately, and a swimming pool installed in a very panoramic position.

ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Sitting room opening onto garden; dining room; kitchen; utility room.

FIRST FLOOR
Entrance from the back garden; double bedroom; 2 twin bedrooms; bathroom with bath and shower; bathroom with shower only.

DISTANCES (approx. kms)

Lappato (nearest village with shops, bank and P.O.)	2
Capannori (nearest motorway exit)	11
Lucca	12
Florence	63
Tennis courts (Pescia)	8
Beaches	35

STAFF
Maid service is included 2 hours per day, 2 days a week.

Fubbiano

TOSCANA LUCCA

In a sunny position on the slopes of the Luccan hills is an ancient "borgo" (a very small village), Fubbiano, with old country houses, wine cellars and an olive oil mill. The "borgo" is overlooked by the main villa, a typical Tuscan building dating back to the 18th Century.

In the grounds there is a private swimming pool in a panoramic position overlooking the plain of Lucca. Beyond the garden and terraces there is a small oak wood with a shady path leading to an ancient fountain. Clients can buy white and red D.O.C. wines and extra-virgin olive oil, among the best in the Lucca area. Nearby, are the "Grotte Giusti Terme", a health spa and beauty centre, where guests staying at Fubbiano will have special terms. Guided tours in the surrounding area can be arranged.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Large kitchen with fireplace dining room opening on to the side garden of the villa.

FIRST FLOOR
One double bedroom; 3 twin bedrooms; 4 bathrooms, 2 with bath and 2 with shower; large hall/dining room (also accessible from the main outside staircase); sitting room with T.V.

SECOND FLOOR
2 twin bedrooms; bathroom (with shower); exercise room with equipment; laundry room with washing machine.

DISTANCES (approx. kms)

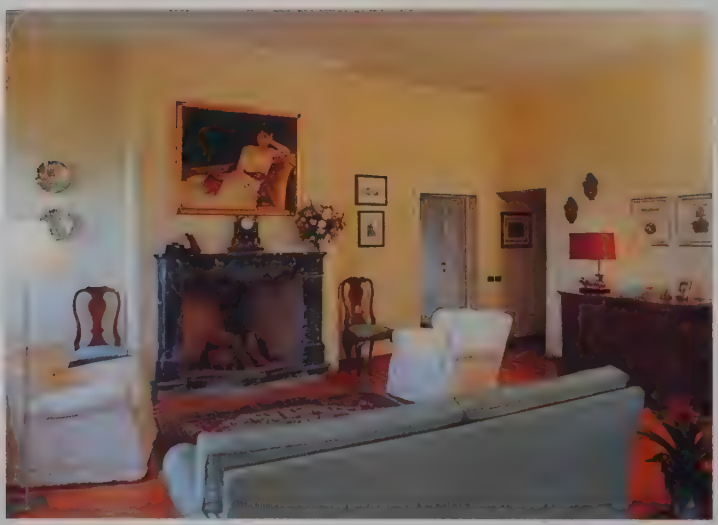
Lappato (nearest village with post Office, Bank and food shops)	1
Capannori (motorway exit)	11
Lucca (railway station)	12
Pisa Airport	40
Florence	63
Tennis courts (Pescia)	8
Grotte "Giusti Terme"	19
Beaches	35

STAFF
Maid service is included in the price 3 hours per day, 3 days per week.

Gragnano

TOSCANA LUCCA

This property is located in a very panoramic position among vineyards and olive groves on the hills north-east of Lucca. The area is a very renowned one, not only for its beauty, but also for the quality of its wines and especially for the olive oils. which are considered among the best in the world. The villa has been immaculately converted and is a very spacious and bright. The interiors are furnished with a nice combination of antique and modern furniture. A particular feature for a house in such a panoramic position is the flat front garden ideal for children to play, and where a swimming pool is now being installed for the 2002 season. Unfortunately we are unable to produce pictures of it, as it was still under construction when we were preparing the brochure. In the garden there is a pergola furnished for al fresco dining with a barbecue and a small external kitchen.



ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance, twin bedroom, double bedroom, bathroom with bath and separate shower, double bedroom opening onto the garden with bathroom en-suite, master bedroom opening onto the garden with bathroom en-suite (bath and separate shower), laundry room.

MEZZANINE FLOOR
Powder room.

FIRST FLOOR
Sitting room with fireplace, dining room, kitchen.

SECOND FLOOR
Double bedroom, bathroom, sitting area.

DISTANCES (approx. kms)

Gragnano (nearest food shop)	3
Lunata (nearest village with PO, bank and supermarket)	6
Nearest motorway exit (Capannori)	11
Lucca	12
Pisa airport	35

STAFF
Maid service is included 3 hours a day, 3 days a week.

Il Grifo

TOSCANA LUCCA

Il Grifo is a stone-built farmhouse situated at the centre of a working farm in Gragnano, in the hills to the north-east of Lucca. The area is renowned for its outstanding beauty and there are lovely views of the countryside from the garden of the property.

The house has been immaculately restored by the owners, who have divided the accommodation into two parts, making it ideal for two families wanting to holiday together yet retain some independence. The ground floor is interconnected but the first floor is divided and reached via two different staircases. To the front of the house, there are two covered terraces, one of them furnished for dining outdoors.

To the back, about 20 metres away, live the housekeepers, who are very helpful and sell wine and olive oil produced on the estate. Their house is accessed by a separate road and in no way interferes with guests' privacy.

ACCOMMODATION
9 PEOPLE

GROUND FLOOR
Sitting room with fireplace opening onto the front covered terrace and garden; kitchen; dining room opening onto to another covered terrace; 2 cloakrooms.

FIRST FLOOR

FIRST PART
Double bedroom with bathroom en-suite; single bedroom; bedroom with bunk beds; bathroom with shower only.

SECOND PART
Double bedroom; twin bedroom; bathroom.

DISTANCES (approx. kms)

Gragnano (nearest food shop)	2
Lunata (nearest village with PO, bank and supermarket)	6
Nearest motorway exit (Capannori)	11
Lucca	12
Pisa airport	35

STAFF
Maid service is included in the price, 6 hours a week.

Casa Tonio

TOSCANA LUCCA

This very pretty stone-built farmhouse dates back to the 17th Century. It is situated in the Luccan hills near Segromigno Monte, in a peaceful position, with beautiful views.

The house has a lovely established garden with a lawned area to the front with trees and geraniums in attractive Tuscan pots, bougainvillea, roses, hydrangeas, lemon trees, a vegetable garden - and beyond, olive trees and vineyards. At the bottom of the garden in a setting amongst the olive groves, is a swimming pool (12x6) with diving board and outside shower. There is a sunny terrace at the front of the house and a shaded verandah around the side. This property is conveniently situated within walking distance of the shops in Segromigno Monte.

The house is particularly suitable for one family.

ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Entrance into a sitting/dining room. Well equipped kitchen with doors opening on to terrace. Cloakroom, Bathroom (shower only).

FIRST FLOOR
Two double bedrooms; twin bedroom; bathroom.

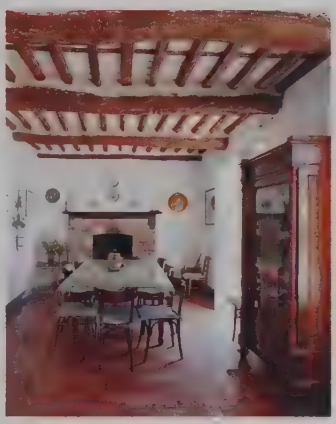
DISTANCES (approx. kms)

Segromigno Monte (nearest village with shops / P.O.)	1
Capannori (motorway exit)	10
Lucca (railway station)	12
Pisa Airport	35
Beaches	40
Florence	60

Mimose

TOSCANA LUCCA

A characteristic farmhouse one kilometre from the village of Segromigno Monte and 13 kilometres from Lucca.
This is a marvellous location within walking distance of shops; easy access to Lucca, Pisa or Florence, to the beaches at Forte dei Marmi, and to the undiscovered northern tip of Tuscany, Garfagnana and Lunigiana.
This tastefully furnished house is in a very peaceful position surrounded by lawns and olive groves and with a lovely view of the countryside.
The Hayloft, a few metres from the house, has recently been converted to provide additional accommodation.



ACCOMMODATION
9 PEOPLE

GROUND FLOOR
Kitchen opening onto back garden; big dining room/sitting room opening onto a covered terrace furnished with table and chairs ideal for al fresco dining; cloackroom; other small covered terrace.

FIRST FLOOR
Double bedroom; 2 twin bedrooms; 2 bathrooms; small sitting room.

HAYLOFT
Kitchen; double bedroom; single bedroom; bathroom with shower; sitting room.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)	1
Nearest motorway exit (Capannori)	10
Lucca (railway station)	12
Pisa Airport	35
Beaches	40
Florence	60

STAFF
Maid service is included 2 hours a day, 5 days a week.

Casa Luciana

TOSCANA LUCCA

This farmhouse was built in the eighteenth century and completely restored a few years ago by its present owner. The interior of the house has been furnished in a very comfortable way. The property is surrounded by vineyards and olive groves and overlooks a small man-made lake where fishing is possible.

In the garden there is a pergola with a wood-oven and barbecue ideal for "al fresco" eating. At the back of the house there is a large patio overlooking the property's swimming pool. The pool is surrounded by trees and lawns and, in a shady position, there is a table tennis. A French-style bowling alley has recently been added. The owner speaks fluent English, German and French.

All bedrooms are fully air-conditioned.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Well-equipped kitchen; storeroom; laundry; bathroom with shower room; living room with dining area.

FIRST FLOOR
Four double bedrooms: 2 twin bedrooms; 2 bathrooms. Terrace with panoramic views.

DISTANCES (approx. kms)

Lappato (nearest village with shops/P.O.)	1
Capannori (nearest motorway exit)	12
Lucca	16
Florence	62
Pisa Airport	37
Beach resorts. Versilia	40
Tennis courts	7

STAFF
Maid service is included in the price, 3 hours a day, 3 times a week.

Villa Fiamma

TOSCANA LUCCA

This villa, dating from the end of the 19th Century, has recently been restored throughout. Inside, the rooms are spacious and light and the "art nouveau" furniture, as well as the original frescoes, have been maintained, to preserve the original character of the villa. To the front of the house is a large terrace, ideal for dining outside, especially in the summer evenings.
The property is located within walking distance of the village of Segromigno Monte, in an area which was chosen in the past by many of the old Luccan families for their summer residences. Situated in the immediate surroundings of Villa Fiamma, are the most important historic villas of Lucca, now open to the public for visits.
The villa is surrounded by a large lawned garden, with swimming pool. To one side of the swimming pool is a shady pergola. The English speaking guardian lives in an independent wing on the ground floor of the villa, and also looks after the pool and garden.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Independent apartment of the guardian.

FIRST FLOOR
Entrance hall; kitchen; breakfast room; dining room; sitting room; small sitting room with 2 doors, one to the front terrace and one to the back garden.

SECOND FLOOR
3 double bedrooms; twin bedroom; 2 bathrooms (one with bath and one with shower only); twin bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Segromigno Monte (nearest shops/PO)at walking distance	
Capannori (motorway exit)	10
Lucca (railway station)	12
Pisa airport	35
Beaches	40
Florence	60

STAFF
Maid service is included in the price 3 hours a day, 2 days a week.

L'Olivella

TOSCANA LUCCA

L'Olivella is a small farmhouse set in a quiet position, surrounded by trees. The location is very convenient, only 12 kms from the long, sandy beaches of Versilia, with their many facilities, and also famous for night life and good restaurants. It is also only 8 kms form the nearest motorway exit, making it a good base for exploring Tuscany. The medieval town of Lucca is only 15 kms away and Florence is reachable in approximately an hours drive.

The accommodation is very comfortable with each bedroom having its own bathroom.

A particularly nice feature of the house is the front patio, covered by a wisteria-clad pergola, and furnished for dining outdoors.

A swimming pool (11X4,5) has been installed in a sunny position at the side of the house. The resident guardians live in a separate part of the property, with their own entrance.

ACCOMMODATION

7/8 PEOPLE

GROUND FLOOR

Sitting room/dining room with fireplace opening onto front patio furnished for "al fresco" eating, kitchen, bedroom with bunk beds, bathroom with shower only.

FIRST FLOOR

Twin bedroom with en-suite bathroom, double bedroom with en-suite bathroom (shower only).

SECOND FLOOR

Twin bedroom opening onto a terrace with en-suite bathroom (shower only).

DISTANCES (approx. kms)

Nearest village with food shops	800mt
Camaiore (with bank, PO)	10
Nearest motorway exit Massarosa	8
Viareggio	11
Lucca	16

STAFF

Maid service included in the price 2 hours a day 2 times a week.

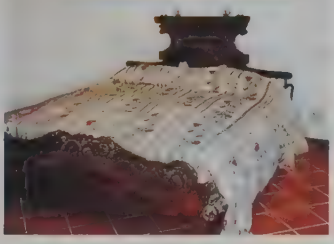
La Damigella

TOSCANA LUCCA

This property is located in a valley only 2 kms from the centre of Camaiore, a lovely small town 10 kms from the beaches of Versilia. The position is very quiet. The whole small valley belongs to the same owner, who has restored both La Damigella and another property on the estate. The two properties each have their own big garden and total privacy.

La Damigella was immaculately renovated throughout in 2001 and has been furnished with all modern comforts. Each bedroom has its own bathroom. A particular feature of this property is the very well furnished area between the house and the pool, equipped with a built-in barbecue and ideal for al fresco eating.

The flat front garden is ideal for children. Its proximity to the beaches also makes La Damigella an ideal place for families. At the same time, being at less than 10 kms from the nearest motorway exit, it is an ideal base for exploring the main Tuscan towns. Lucca and Pisa are both less than half an hours drive and Florence is one hour away.



ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance; sitting room, dining room both opening on to garden; kitchen; cloakroom.

FIRST FLOOR
2 twin bedrooms, both with en-suite bathroom (shower only).

MEZZANINE FLOOR
Double bedroom with en-suite bathroom (shower only).

SECOND FLOOR
Master bedroom with bathroom en-suite (shower only) opening on to a small terrace; dressing room.

DISTANCES (approx. kms)

Camaiore	2
Nearest motorway exit	10
Beaches	12
Lucca	25

STAFF
Maid service is included in the price 2 hours a day, 3 times a week.

Al Seminario

TOSCANA LUCCA

This property is situated in a secluded and beautiful position in the hills between Lucca and the coast. From the property, there are spectacular views over the countryside and the plains of Pisa and Lucca in the distance.

The house has been furnished in a charming and comfortable country style. A particular feature of the property is the wisteria-covered pergola which stretches along the front of the house, furnished with table and chairs, ideal for al fresco meals.

Al Seminario is conveniently located just 20 minutes drive from the beaches, and 15 minutes from the nearest motorway exit (Florence/Lucca), making day trips to the many sites of Tuscany easy.

A swimming pool is being installed for the 2002 season.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Small sitting room with fireplace opening onto the front verandah; kitchen; dining room; sitting room opening onto the front garden; cloakroom.

FIRST FLOOR
Small sitting room; double bedroom; big bathroom (bath and separate shower); double bedroom with en-suite bathroom.

SECOND FLOOR
2 twin bedrooms sharing a bathroom.

DISTANCES (approx. kms)

Massarosa (nearest shops, PO, and motorway exit)	9
Lucca	13
Beaches	13
Pisa Airport	30

STAFF
Maid service included in the price 2 hours a day, 5 days a week

La Madonnina

TOSCANA LUCCA

La Madonnina is situated in a small hamlet in a very picturesque hillside setting near Camaiore reachable along a 2 km unpaved road.

The architect-designed restoration sympathetically blends the character of the old farmhouse with contemporary style. The house is on three floors, each connected by a spiral staircase.

A striking feature of the property is the split-level swimming pool which consists of two pools connected by a small waterfall, beautifully integrated into the sloping olive groves. The lovely south-facing patio and loggia are ideal for 'al fresco' dining.

The beaches of Versilia are only 10 kms away. The house has recently been featured in the style supplement of the Sunday Times.

ACCOMMODATION
8 PEOPLE

FIRST FLOOR
Entrance into a sitting room with fireplace, dining room opening on to a patio furnished with built in barbecue and table and chairs, ideal for al fresco dining, modern kitchen also opening onto patio, laundry room.

GROUND FLOOR
2 twin bedrooms (one with independent entrance from outside), 1 bathroom.

SECOND FLOOR
Double bedroom with en suite bathroom (with shower only) and terrace overlooking the pool area, 1 twin bedroom with en suite bathroom (with shower).

DISTANCES (approx. kms)

Nocchi (nearest village with shops and PO)	1
Camaiore	3.5
Lido di Camaiore (beaches)	10
Nearest motorway exit Viareggio	13
Lucca	23
Pisa Airport	35

STAFF
Maid service (6 hours per week) is included.

Il Baccatoio

TOSCANA LUCCA

This very attractive villa, originally an old mill, is situated just 2,5 kilometres from the medieval town of Pietrasanta, famous for its long tradition of marble sculpture, and gathering place for artists from all over the world. During summer, there are concerts and art exhibitions in the historical centre of the town, with its many restaurants, cafes, shops and art galleries, creating a very special atmosphere. The structure of the mill has been restored, retaining its original character, and the antique wheel is visible through a glass wall. The owner of the property collects modern art and he has used some of these paintings and sculptures to decorate the villa. The furniture of the house is a tasteful combination of old and modern. The villa is surrounded by a beautiful, large lawned garden with olive groves and fruit trees all around. To the front of the house there is a swimming pool and, just outside the kitchen, a verandah furnished for outdoor dining. The location provides an ideal base for visiting the beaches of the Versilian coast, 10 minutes drive away. The nearest motorway exit is just 5 minutes away.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Sitting room with billiard table opening both to the front and back garden; kitchen opening to a covered patio; dining room; laundry room; bathroom with shower; small sitting room opening to the front garden; bathroom with shower; double bedroom reached via a short staircase.

FIRST FLOOR
Dressing room; large bathroom; 2 double bedrooms; twin bedroom; cloakroom with basin and bidet.

DISTANCES (approx. kms)

Pietrasanta (nearest shops with bank, PO)	3
Forte dei Marmi (beaches)	7
Pisa airport	40

STAFF
Maid service is included in the price, 2 hours a day, 5 days a week.

Il Mezzanino

TOSCANA LUCCA CENTRO

The town of Lucca, dating back to the Roman Age, is surrounded by its 16th Century wall, still intact. With its charming, narrow streets, it is small enough to be manageable and offers many hidden delights. The two apartments in Lucca, which we have introduced to our program for 2001, are ideal for those looking for accommodation in the centre of the town, yet also wishing to visit other historical towns, such as Florence and Pisa, or the nearby seaside resorts, 20 minutes away. This apartment, like the one shown on the facing page, is in the medieval part of the town, 50 metres away from the Guinigi Tower, one of the most renowned attractions of Lucca. It is situated on the mezzanine floor, between the ground and first floor (piano nobile) of a period building which has been completely restored. The apartment has also been recently totally restored and furnished to a high standard.

ACCOMMODATION

4/5 PEOPLE

GROUND FLOOR

Entrance; laundry room.

FIRST FLOOR

Sitting room; kitchen/dining room; double bedroom with en-suite bathroom (shower only); twin bedroom; single bedroom (with no windows and suitable for a teenager); bathroom (bath and shower).

STAFF

Maid service is included in the price 6 hours per week.

L'Angelo Custode

TOSCANA LUCCA CENTRO

This is, without doubt, one of the most beautiful apartments in the historical centre of Lucca. It is on the ground floor of a noble palace, and has ceilings decorated with wonderful original frescoes. Angelo Custode is also unique in that it opens directly to a magical internal garden, one of the very few left in Lucca that still has the original terracing decorated with mosaics and marble masks of 16th century. It is under protection of the Monuments and Fine Arts Office for this reason. The use of the garden is only for the tenants of this apartment and, when in residence, for the young son of the owner who lives in an apartment on the opposite side of the garden.

ACCOMMODATION

6 PEOPLE

Big entrance hall opening onto garden; sitting room with fireplace; smaller sitting room; dining room also opening onto garden furnished with table and chairs for al fresco dining; kitchen; pantry/laundry room; double bedroom with en-suite bathroom (shower only); twin bedroom; double bedroom; bathroom.

STAFF

Maid service included in the price 2 hours a day 2 times a week.

Ricavoli

TOSCANA FIRENZE

This huge property, located in a very panoramic position overlooking the hills of Florence and a small lake, consists of 3 parts, the oldest of which was built in the 13th Century and was used afterwards by the pilgrims who stopped there to rest.

The property is located only 14 km from Florence making it a perfect location, not only for the proximity to the town, but also for exploring the surrounding countryside, and at the same time for relaxing in beautiful and peaceful surroundings.

The house has been recently restored maintaining its charming country style but adding all modern comforts.

The garden is accessible from the main entrance and also from a large verandah furnished for outdoor dining. The swimming-pool is located in the higher part of the garden, where is also a changing-room and a bathroom with shower.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance with billiard table, cloakroom, large kitchen with breakfast table, sitting/dining room with fireplace and French doors opening onto a terrace with pergola and table for outdoor eating, sitting room with French door opening onto the terrace.

LOWER GROUND FLOOR
Separate double bedroom, accessible only from the garden, with en-suite bathroom.

MEZZANINE FLOOR
Sitting room with table tennis opening onto the garden through French door.

FIRST FLOOR
Twin bedroom and double bedroom sharing a bathroom, double bedroom with bathroom en-suite, twin bedroom with stairs leading to a small tower (not suitable for the elderly or the very young) with bathroom en-suite, master bedroom with large bathroom en-suite (bath and separate shower).

DISTANCES (approx. kms)

S.Donato in Collina	2
Incisa	11
Florence Motorway	12
Florence centre	14

STAFF
Maid service is included in the price 3 hours a day, 5 days a week

Malmantile

TOSCANA FIRENZE

This beautiful villa is situated a few kilometres from the ancient village of Malmantile and only 15 kilometres from Florence.

It is an original stone Florentine villa, built on the ruins of an ancient medieval tower. Most of the rooms have vaulted ceilings. A 600 metre drive leads to the house through the vast grounds of this property. The villa is situated in the centre of an estate producing olive oil and wine.

The present owner has restored the ancient tower and converted it into a confortable villa, furnishing it with antiques. Each of the four bedrooms has its own bathroom.

From the garden, and especially from the pool, there are lovely views of the countryside and villages nearby.

There is a private swimming pool and a tennis court.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR

Large kitchen; drawing room/dining room; sitting room; twin bedroom with en-suite bathroom with shower; double bedroom with shower.

FIRST FLOOR

Two twin bedrooms, both with en-suite bathrooms with shower.

DISTANCES (approx. kms)

Nearest village with shops/PO	3
Firenze Signa (motorway exit)	10
Florence	12
Pisa airport	70

STAFF

Maid service is included in the price 8 hours per week.

Casa Tara

TOSCANA FIRENZE

Casa Tara is a typical Tuscan farmhouse situated in the beautiful countryside south-west of Florence. The pretty village of Montespertoli is just 10 kilometres away, and it is only 35 minutes drive to Florence or Siena. The house is surrounded by a fenced garden with a new full-size astro-turf tennis court. This exceptionally large and spacious house was recently totally restored by the British owners and has been furnished throughout to a very high standard. All the bedrooms are of the same high quality.

ACCOMMODATION
16 PEOPLE

MAIN HOUSE - 12 PEOPLE

GROUND FLOOR
Big entrance hall; small sitting room with satellite TV and fireplace; huge sitting room with fireplace; dining room with fireplace; large well equipped kitchen; laundry room; cloakroom.

FIRST FLOOR
Master bedroom with en-suite bathroom (bath and shower); double bedroom with en-suite bathroom (bath and separate shower); 3 twin bedrooms; 2 bathrooms, one with shower and one with bath; twin bedroom, more suitable for children.

GUEST HOUSE - 4 PEOPLE

GROUND FLOOR
Sitting room with fireplace and kitchen; bathroom with shower.

FIRST FLOOR
Double bedroom; twin bedroom; bathroom; terrace.

DISTANCES (approx. kms)

Montespertoli (nearest village with shops/PO)	7
Florence	25
Val d' Orcia	25
Siena	55

STAFF
Maid service is included 3 hours a day, 3 days a week plus 8 hours a day once a week (total of 17 hours).

La Tinaia

TOSCANA FIRENZE

La Tinaia is situated on the same estate as Mezzola, the farmhouse shown on the facing page. Until recently it has been used only for agriculture purposes but, during the winter 2001, it was totally restored. Now it is an elegant and comfortable house ideal for relaxing in the countryside, while at the same time, just 18 km from the centre of Florence. It is also less than 10 minutes from the two highways connecting Florence to Pisa and Siena, making it a perfect base for exploring Tuscany.
In front of the garden among the vineyards, in a very panoramic position overlooking the surrounding hills, a large raised pool has been installed.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance into sitting room with fireplace; big kitchen/dining room opening onto garden furnished for al fresco dining; double bedroom with exit onto terrace and garden and with en-suite bathroom; cloakroom; laundry room.

FIRST FLOOR
Double bedroom with en-suite bathroom (bath and shower); twin bedroom; bathroom (shower only); twin bedroom with en-suite bathroom (bath and shower).

DISTANCES (approx. kms)

Cerbaia (nearest village with food shops and PO)	1
Ginestra Fiorentina (nearest highway exit)	6
Florence	15
Siena	65

STAFF
Maid service is included 2 hours a day, 5 days a week.

Mezzola

TOSCANA FIRENZE

Mezzola is a typical stone-built Tuscan farmhouse, located on an estate producing Chianti wine, only 1 kilometre from Cerbaia and 18 kilometres from the centre of Florence. Until last year, it was the home of the owner, an antique dealer, who restored and furnished it for family use.

The interiors of the house are very comfortable and furnished with antiques. The living area is particularly spacious, with a big living room and kitchen, opening to a furnished courtyard where outdoor meals can be enjoyed.

The location of the house is ideal, not only for exploring the surrounding Chianti area, but being less than ten minutes from the two highways connecting Florence to Siena and Pisa, it is possible to visit these wonderful Tuscan cities in less than one hour's drive.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance hall; large sitting room with fireplace; sitting room with fireplace; dining room; cloakroom; kitchen opening onto the front courtyard furnished for eating outside; double bedroom with en-suite bathroom (shower only) and sitting area.

FIRST FLOOR
Double bedroom with en-suite bathroom and dressing room with single bed; double bedroom with en-suite bathroom; twin bedroom; bedroom with french bed; bathroom.
On this floor there is a small bridge connecting to the back garden where the pool is situated.

DISTANCES (approx. kms)

Cerbaia (nearest village with food shops and PO)	1
Ginestra Fiorentina (nearest highway exit)	6
Florence	15
Siena	65

STAFF
Maid service is included in the price 3 hours a day, 5 days a week.

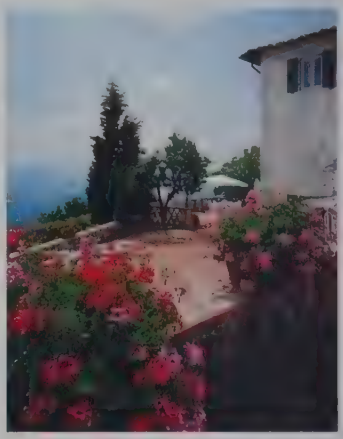
Villa Monte

TOSCANA FIRENZE

Villa Monte is a traditional Tuscan farmhouse, built 400 years ago, and situated on a hillside overlooking the Val d'Arno. Surrounded by grounds of 125 acres of olive groves, woodlands and vineyards, it is a particularly peaceful location. The village of San Donato in Fronzano with food shops is approximately ten minutes' drive away, and a little further is Reggello, with a wider selection of shops and restaurants. S. Ellero railway station is 7 kms away, with trains every hour for central Florence, 30 kms away.

The gardens surrounding the house are beautifully kept by the resident caretakers, who live in a separate part of the villa. On a large terrace to one side of the house is the swimming pool with diving board. There is also a covered area with dining table and barbecue, and wonderful views over the valley, ideal for 'al fresco' meals.

Inside, all the rooms are immaculately furnished with modern furniture, and there is a well-equipped oak kitchen with breakfast area.



ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Kitchen with breakfast area, electric oven/hob and fridge/freezer, opening to terrace. Dining room also opening to terrace.

FIRST FLOOR
Entrance hall. Living room. Sitting room with Satellite TV and Internet connection. Shower bathroom.

SECOND FLOOR
3 double bedrooms. 2 twin bedrooms (one twin bedroom is only suitable for young children). Bathroom. Shower bathroom.

DISTANCES (approx. kms)

San Donato in Fronzano	1
Tennis and riding	5
Reggello	5
Florence	30
Incisa (motorway exit)	15
Pisa Airport	1 1/2 hours

STAFF
Daily maid service included 2 hours a day, 5 days a week. Additional hours, cook service and babysitting available on request.

Villa Paola

TOSCANA FIRENZE

This beautiful house, only five minutes by car from the centre of Florence, is situated in the peaceful garden of an historic sixteenth century residence.
In front of the house there is a lovely garden and a verandah with wonderful views of the Florentine countryside. The house is elegantly furnished throughout.
No children under 12 years are allowed at this property.

ACCOMMODATION

6 PEOPLE

GROUND FLOOR

Kitchen; dining room; sitting room with fireplace; hall.

FIRST FLOOR

Two double bedrooms; twin bedroom; 3 bathrooms, each with shower and bath.

DISTANCES (approx. kms)

Shops	1
Florence	3.5
Firenze Sud (motorways exit)	4
Firenze S. Maria Novella (railway station)	5
Pisa Airport	85

STAFF

Maid service for 2 hours a day (3 days a week) is included in the price.

Il Poggiolino

TOSCANA FIRENZE

Il Poggiolino is an ancient country house, recently restored and converted into a villa. The location is superb, just 25 kms from Florence and within short driving distance of some of the most famous Florentine villas. A new golf course, "Poggio dei Medici" is 6 kms away. The grounds at Il Poggiolino are beautiful - everywhere on the estate there are plants and terracotta pots with flowers or lemon trees. To the front of the house there is also a spacious covered terrace, ideal for eating outside. About 30 metres from the house there is a lovely swimming pool with pool house and verandah for relaxing in the shade. The interior of the villa has also been beautifully restored. The elegant living rooms and bedrooms are furnished with antiques.

ACCOMMODATION

8 PEOPLE

GROUND FLOOR

Entrance hall; large sitting room; dining room; TV room; playroom; cloakroom; kitchen; kitchenette; office; dressing room; staff bathroom.

FIRST FLOOR

Single bedroom and double bedroom (both with en-suite bathroom with shower); twin bedroom with en-suite bathroom; double bedroom with en-suite bathroom; single bedroom with en-suite bathroom.

DISTANCES (approx. kms)

S. Piero a Sieve (nearest village with Bank and PO)	4
Nearest motorway exit (Barberino)	6
Nearest airport (Florence)	20
Florence	25
Golf (Poggio dei Medici)	6
Tennis	6

STAFF

Maid service is included in the price, 2 hours a day, 5 days a week.

Fonte al Sole

TOSCANA FIRENZE

This beautiful villa is located in an idyllically quiet and panoramic position, near the village of San Casciano Val di Pesa, only 20 Kms from the centre of Florence. It has recently been completely restored by the owners, who live there most of the year, renting it only for two months in the summer.

The original structure of the house dates back to the 14th century and it once belonged to the 'Brothers' of Certosa (Carthusian monks). Originally completely stone-built, it has now been restored and furnished to a very high standard, with all modern comforts. The interiors are very light, with huge french windows on the ground floor, which open onto the garden and pergola.

A particular feature of the property is the very attractive and well-positioned swimming pool area. Here, guests can dine under a shady and well furnished pergola, while enjoying beautiful views of the surrounding countryside.

There is a small apartment at the back of the house, occupied by a British writer, who in no way interferes with guests' privacy.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance; huge sitting room with fireplace and dining room with french windows opening onto the garden; kitchen; larder; cloakroom; double bedroom with its own sitting room and en-suite bathroom (shower only). On the same floor there is a bedroom and bathroom where the maid lives.

FIRST FLOOR
Small sitting room with fireplace and TV; twin bedroom with en-suite bathroom (shower only); two twin bedrooms which share a bathroom; master bedroom (with dressing room) and twin bedroom sharing a bathroom (shower only).

DISTANCES (approx. kms)

San Casciano Val di Pesa (nearest village with shops, bank and PO)	2
Florence	20
Pisa airport	80

STAFF
Maid service is included 5 hours a day, every day except Thursday and Sunday afternoons.

Castello di Volpaia

TOSCANA • CHIANTI CLASSICO

The small, rural hamlet of Volpaia with its fortified walls dating from Medieval times, is one of the best remaining examples of its kind in Tuscany. It is located, just north of Radda in Chianti, in a beautiful position overlooking vineyards and olive grove. The wines produced on the estate of Volpaia are among the best in the Chianti Classico area, and the cellars certainly deserve a visit. Both the red and white wines, together with the olive oil, are marketed as "Castello di Volpaia", and known worldwide. The farm also manages the shop and the restaurant of the village, where it is possible to buy all the products that are made locally and to taste the local cuisine. Cooking classes are also arranged, on request, by the local office. The house is built on several levels and has recently been meticulously restored by the owners. A swimming pool has been installed and surrounded by a fence, making it safe for young children. There is also a tennis court right in the centre of the hamlet, within walking distance of the property, available on request.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Sitting room with fireplace; dining room. Both rooms have French windows opening onto the garden.
At a slightly higher level is a kitchen which opens onto a patio with outdoor furniture, ideal for al fresco eating.

FIRST FLOOR
Twin bedroom with en-suite bathroom (bath and shower) and doors opening onto garden; double bedroom with French bed; twin bedroom; bathroom with bath and shower.

SECOND FLOOR
Twin bedroom with en-suite bathroom (shower only). Interconnecting with this bedroom is a further single bedroom, suitable for a child.

DISTANCES (approx. kms)

Nearest food shop at Volpaia	1,5
Radda in Chianti (nearest village with Bank/PO and shops)	7
Siena	40
Florence	55
Pisa airport	100

STAFF
Maid service is included 4 hours a day, 5 days a week.

La Pozza di Volpaia

TOSCANA • CHIANTI CLASSICO

This property is located in the fortified medieval hamlet of Volpaia, in a secluded position ensuring complete privacy. It is just a 300 metre walk to the centre of the hamlet, with food shop and small restaurant, both managed by the Castello di Volpaia farm, where is possible to buy all the products that are made locally and to taste the local cuisine. Cooking classes are also arranged, on request, by the local office. The house has a pretty garden with trees, vines and pots of geraniums. The swimming pool is in a beautiful position with wonderful views over the surrounding countryside. There is a covered dining area just outside the house and another shady pergola for sitting and relaxing outdoors. The interiors have been very tastefully restored, using traditional materials, combined with modern comforts, including satellite TV, as well as well-equipped bathrooms and kitchen.

There is a tennis court, 200 metres away, available on request.

ACCOMMODATION
11 PEOPLE

GROUND FLOOR

Entrance; sitting room with fireplace opening onto the garden and big covered patio with table and chairs for eating outside; dining room; kitchen also opening onto the patio; single bedroom; bathroom with shower only.

FIRST FLOOR

Master bedroom with bathroom en-suite; twin bedroom with bathroom en-suite (bath and separate shower); twin bedroom; big twin bedroom with door opening to the garden; bathroom (bath and shower).

GUEST HOUSE

Twin bedroom with bathroom en-suite; living room opening to the terrace and pool.

DISTANCES (approx. kms)

Food shop and restaurant at Volpaia 300 metres

For other distances see Casetto di Volpaia.

STAFF

Maid service is included in the price 4 hours a day 5 days a week.

Campassole

TOSCANA • CHIANTI CLASSICO

Campassole is situated at the centre of a small vineyard producing Chianti wine. The village of Radda in Chianti is only 1 kilometre away, yet it is in a quiet position with beautiful views over the surrounding countryside and vineyards. This is a wonderful location, right in the heart of Chianti Classico, and only 35 kms from Siena. An imposing stone-built farmhouse, it has been recently restored and tastefully furnished to a very high standard. Both the large sitting room and the dining room open, via French doors, to the front garden with outdoor dining area.

ACCOMMODATION
9 PEOPLE

GROUND FLOOR
Huge sitting room with fireplace; dining room; kitchen; single bedroom with en-suite bathroom (shower only); cloakroom; laundry room.

FIRST FLOOR
This floor is also accessible from an outside stairway, leading to a covered terrace; study with fireplace; double bedroom; twin bedroom; double bedroom with four poster bed; 2 bathrooms (shower only); master bedroom with en-suite bathroom (bath and separate shower).

DISTANCES (approx. kms)

Radda (nearest village with shops/P.O.)	1
Montevarchi (nearest motorway exit)	25
Greve	20
Siena	35

STAFF
Maid service included in the price 3 hours a day 5 days a week.

Il Faggeto

TOSCANA • CHIANTI CLASSICO

Il Faggeto is without a doubt one of our loveliest Tuscan properties, set in an isolated hillside position just a few kilometres from Castellina in Chianti.
It is a large and beautifully restored farmhouse surrounded by lawns, landscaped gardens and swimming pool.

The house has been furnished throughout with impressive antiques and is of the highest standard in all respects.
The views from the house and the garden are glorious, sweeping over the nearby valley and rolling hillsides covered by olive groves and vineyards.

ACCOMMODATION
9 PEOPLE

GROUND FLOOR
Large kitchen; 2 living rooms; dining room; TV room; study; cloakroom.

FIRST FLOOR
Two twin bedrooms, 2 bathrooms; double bedroom; single bedroom; sitting room.

SECOND FLOOR
One twin bedroom; 1 bathroom.

DISTANCES (approx. kms)

Castellina in Chianti (nearest shops/PO)	6
San Donato (motorway exit)	15
Siena	25
Florence	38
Pisa Airport	100
Tennis	7

STAFF
The caretaker and his wife live in an adjacent house; maid service is included in the price (2 hours daily, 6 days per week).

Santa Valeria

TOSCANA • CHIANTI CLASSICO

Santa Valeria is an impressive, large stone-built farmhouse, located in the countryside close to the hamlet of Vagliagli, in the heart of Chianti Classico. It was built in 1789, along with other properties in the same area, by the Grand Duke Pietro Leopoldo di Toscana, as an encouragement to the agriculture industry. The importance of the building is evident in the big arches on the front facade at ground floor level, the first floor loggia and the small central tower.

The position is absolutely superb, with wonderful views over the surrounding countryside, and Siena in the distance.

There is a large unfenced garden to the front of the house with a swimming pool (3 meters depth, also unfenced) to one side.

The interiors of the house also reflect the historical importance of the building, with very spacious, high-ceilinged rooms. The owners have recently restored the house in a very attractive country house style, retaining the character and ambience of a traditional Tuscan farmhouse. The cellars and the office of the farm manager are at the back of the house and don't inflict on the guests' privacy.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Big entrance hall through a covered loggia; sitting room; dining room opening to the front garden; kitchen opening onto a verandah furnished with table and chairs; big bathroom.

FIRST FLOOR
This floor is accessed either by the outside covered staircase leading to the front loggia, or by the steep, wooden internal stairs which connect the two floors.

Huge entrance hall with fireplace and table and chairs; twin bedroom with bathroom en-suite (shower only), incorporated into an old wardrobe; twin bedroom with basin; twin bedroom with big bathroom en-suite; twin bedroom; twin bedroom with arched windows from where to enjoy the view of Siena, accessible via a steep staircase, passing through the twin bedroom; bathroom (shower only).

DISTANCES (approx. kms)

Vagliagli (nearest village with shops/PO)	2
Siena	10
Florence	55

STAFF
Maid service is included in the price, 2 hours a day, 3 days a week.

Camporempoli

TOSCANA • CHIANTI CLASSICO

This exquisitely restored farmhouse is situated in one of the most beautiful positions, right in the heart of Chianti Classico. The views from the house are absolutely stunning, with all the windows framing a picture of the lovely Tuscan countryside at its best.

The spacious interiors have recently been restored to a very high standard, in an authentic Tuscan style and tastefully furnished with ethnic furnishings and antiques. The living areas all open via french windows onto the garden on one side and an internal patio on the other, making the rooms very light and airy. In the patio there is a lovely vine-covered pergola with marble table, ideal for "al fresco" dining.

To the front of the house, the furnished terraces provide the perfect spot for enjoying the magnificent views. On this side, there is a pathway leading to the beautiful swimming pool with overflow effect, in a particularly panoramic position. The pool has a large shallow end for children. To the rear of the property, is a converted barn where the housekeeper lives. Resident cat at the property.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance; big sitting room with fireplace opening onto the garden and internal patio with pergola furnished for "al fresco" meals; second sitting room with dining area; big kitchen opening onto a terrace/garden; cloakroom; bedroom with four poster french bed and bathroom en-suite (this bedroom has a private door to the garden).

FIRST FLOOR
Double bedroom with 4-poster bed; bathroom with jacuzzi bath; bedroom with french bed (with own exit via a stairway to the garden); tower bedroom (up a narrow "ladder" staircase) with french bed and wonderful views; shower bathroom; twin bedroom with bathroom; galleried area overlooking sitting room with sofa and books; large master bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Nearest shops at Lucarelli	3
Panzano (Nearest village with bank, PO)	7
Radda in Chianti	11
Florence	50
Siena	40

STAFF
Maid service is inlcuded in the price 3 hours a day, 3 days a week.

Casa Margherita

TOSCANA • CHIANTI CLASSICO

Casa Margherita is a converted stone built Tuscan farmhouse, part of which dates back to the 15th Century. The property, once belonging to one of the most renowned estates of the Chianti region, is located in the heart of the Chianti Classico, two kilometres away from the village of Gaiole in Chianti. The house, which has been recently refurnished by the new owner, is surrounded by well maintained lawns and gardens, where there is also a lovely swimming pool. Two outside dining terraces overlooking the lawns and one of which also has views over the pool.

A particular feature of this property is the dedicated staff who will do their utmost to ensure that your holiday at Casa Margherita is a totally relaxing experience.

ACCOMMODATION

8/10 PEOPLE

GROUND FLOOR

Large sitting room; kitchen and further small sitting room with unprotected stairs to a study/dining room opening onto garden; large dining hall; bathroom (shower and bath); small twin bedroom off the wine room (most suitable for teenagers).

FIRST FLOOR

Sitting room; master double bedroom with large bathroom en suite; double bedroom; twin bedroom; bathroom (shower only); small twin bedroom; bathroom (shower and bath).

DISTANCES (approx. kms)

Gaiole in Chianti (nearest village with shops/PO)	2
Siena	26
Florence	60
Tennis (Radda)	3

STAFF

Full time (except Sunday) maid/cook in residence at the property. Gardener who also looks after the pool.

House maid/laundry maid 4 hours a day 5 days a week.

Montoro

TOSCANA • CHIANTI CLASSICO

This very attractive villa was originally built in the second half of the 19th Century, and has recently been completely renovated throughout. It is situated only 4 kms from Greve in Chianti on the famous Chianti road which links Florence and Siena. The views from the property are like a picture of typical Chianti landscape. As far as the eye can see, there are gently rolling hills covered with vineyards and olive groves. Villa Montoro, mid-way between Florence and Siena, is an ideal base for sightseeing and trips to both the larger Tuscan cities and the smaller towns. Within the well-maintained garden with trees and flower beds, there is a swimming pool, surrounded by a terrace with changing room and outdoor shower. The interiors of the house have beamed ceilings, terracotta floors and are furnished with comfortable, traditional furniture and antiques. There is a very well-equipped kitchen and modern bathrooms. The owner lives in a separate apartment on the estate. Central heating.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance hall, opening to a sun terrace with dining table and chairs; sitting room; sitting room with satellite TV; dining room, opening to a small terrace with dining area; kitchen with large American fridge/freezer with ice/water dispenser, microwave and dishwasher.

FIRST FLOOR
Twin bedroom; 3 double bedrooms; twin bedroom, opening to a small covered terrace; 2 shower bathrooms and one bathroom with bath.

GUEST HOUSE
4 People (available on request)
Sitting/dining room with TV; kitchen with dishwasher and washing machine; double bedroom; twin bedroom; bathroom.

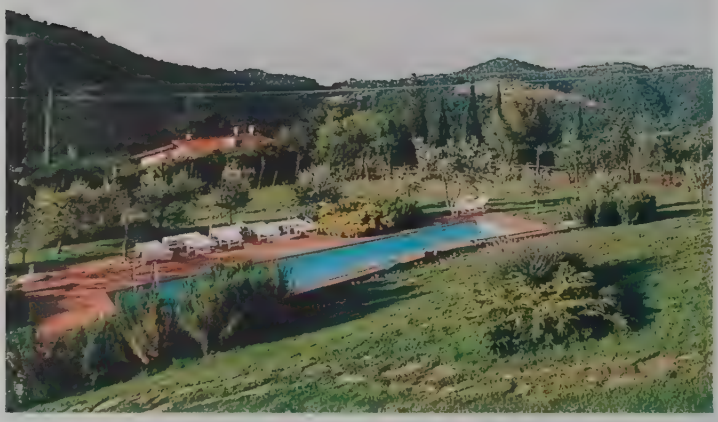
DISTANCES (approx. kms)

Greve in Chianti (nearest village with shops, bank and PO)	4
Florence	25
Siena	37
Golf (Ugolino)	15
Airport (Florence)	35
Tennis	4

STAFF
Maid service is included in the price 2 hours a day, 5 days a week.

La Tuscia

TOSCANA • CHIANTI CLASSICO



This property is located in a beautiful, panoramic position in the heart of the Chianti Classico region, 300 metres from the medieval hamlet of Starda. It is an ideal base for exploring the Chianti area and Tuscany, being 12 kms away from Gaiole in Chianti, 35 kms from Siena and 55 kms from Florence.

The house was restored ten years ago by the Swiss owners, who use it as their holiday home, and rent it at other times. They have furnished the house with a mixture of modern and country-style furniture. The rooms are well equipped, and there is satellite TV, video and hi-fi system, as well as a modern kitchen.

La Tuscia is suitable for children with a totally fenced garden and the swimming pool not deeper than 1,6 metres. The owner does not accept smoking in the bedrooms, or any pets at the property.

ACCOMMODATION
8/9 PEOPLE

GROUND FLOOR
Entrance; kitchen; sitting/dining room with fireplace; fully airconditioned bedroom with twin beds, sharing a small bathroom (shower only) with a double bedroom (the bathroom is between the two bedrooms).

LOWER GROUND FLOOR
Games room with card table; double bedroom with extra single bed; twin bedroom; bathroom with shower only; bathroom which also opens onto the back garden with pool area.

DISTANCES (approx. kms)

Nearest food shop (Monteluco)	4
Gaiole in Chianti	12
Montevarchi (nearest motorway exit)	20
Florence	55
Siena	35

STAFF
Maid service is included in the price 6 hours a week.

Il Poggino

TOSCANA • CHIANTI CLASSICO

Poggino is a peaceful oasis in the green Chianti hills, completely surrounded by vineyards and olive groves. The house, an old restored Tuscan building, has been converted tastefully, with many original paintings and antiques. The quiet shady spots in the lawned garden, provide the perfect environment for resting, reading or painting. A gentle slope leads to the private swimming pool area, in a panoramic position, with wonderful views of the surrounding countryside, including Brolio castle, towering imposingly in the distance. Two resident cats live in an outbuilding and are fed by the maid.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance; study room/dining room; sitting room: kitchen. All these rooms have french windows opening onto the garden The kitchen also opens to a covered pergola with table for al fresco meals and an open oven/barbecue.

FIRST FLOOR
Twin bedroom with bathroom en-suite: Double bedroom with bathroom en-suite; twin bedroom with bathroom en-suite; single bedroom; dressing room; big study with large single bed and stairs leading to the garden. Both the study and single bedroom also have direct access to two of the bathrooms.

DISTANCES (approx. kms)

Monti (Nearest village with shops)	2
Pianella (Nearest village with bank and PO)	6
Siena	15
Florence (Nearest airport)	75

STAFF
Maid service is included in the price 3 days a week, 4 hours a day.

Casina di Mello

TOSCANA • CHIANTI CLASSICO

Casina di Mello is situated in a very secluded and panoramic position, 5 kilometres from the village of Gaiole in Chianti, right in the heart of Chianti Classico. A large, rambling farmhouse, it has been recently restored, and equipped and furnished to the highest of standards. All the bedrooms have air-conditioning, satellite TV and en-suite bathrooms with Jacuzzi baths or water-jet power showers. Within the beautifully maintained gardens, in a wonderful position with unobstructed views over the countryside, there is a swimming pool (12 x 6m), with diving board and surrounded by a furnished sun terrace. Just outside the house is a lovely covered terrace with barbecue, with outdoor dining area, perfect for lunch and candlelit dinners.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Sitting room with large open fireplace and piano; dining room; kitchen with dishwasher and fridge, opening to terrace with outdoor dining area. Another dining area, just off kitchen, with additional large oven/hob, sink and fridge/freezer, and doors to garden; cloakroom; double bedroom with 4-poster bed, and en-suite bathroom. This bedroom is accessible only from the garden.

FIRST FLOOR
Sitting room with large open fireplace, TV, VCR, CD/tape machine and fax; double bedroom with en-suite bathroom; twin bedroom with en-suite shower room; large double bedroom with 4-poster bed and sitting area; bathroom.

DISTANCES (approx. kms)

Gaiole in Chianti	5
Nearest motorway exit (Montevarchi)	23
Siena	30
Florence	60

STAFF
A couple provide maid service and look after the garden, 4 hours every day except Sunday.

Molino Santa Lucia

T O S C A N A

This lovely property is located in the countryside, only 5 Kms from the centre of San Gimignano famous for its beautiful towers. The area is very well known for its unspoiled beauty and is a perfect base for exploring Tuscany. Molino Santa Lucia is located in a quiet rural setting. This property, built in the 18th Century, was once a mill that has been recently bought and converted by a Scottish architect. He has restored it maintaining a pleasant contrast between the wonderful antique brick vaulted ceilings and the contemporary design of the furniture and interior. There is a walled garden with terraces and lawn, a 11 m by 6 m swimming pool and 5 acres of grounds including a waterfall and millpond.
The one-mile drive is not suitable for cars with low suspension or for nervous drivers.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Large brick vaulted sitting room measuring 10m by 8m opening on to the garden and kitchen/breakfast room.

FIRST FLOOR
Entrance: twin bedroom; 2 double bedrooms: 1 bathroom with shower and bath and separate utility area; 1 bathroom with shower only; master bedroom with full height glazed windows overlooking the garden with en suite bathroom.

DISTANCES (approx. kms)

S. Gimignano (nearest village, shops and P/O)	5
Poggibonsi (nearest highway exit)	15
Siena	38
Florence (nearest airport)	60

Casa Nuova

T O S C A N A

This typical stone-built farmhouse is situated only 500 meters away from the village of Montalcinello, which is conveniently located in the middle of the countryside between Siena, San Gimignano and Florence.

The house has been perfectly restored to a high standard, respecting the original structure, yet adding all the modern comforts.

The outstanding position with glorious views over the two valleys below, allows for each window of the house to have a lovely picture of the Tuscan landscape.

The house is surrounded by a nice garden (1 ha.), with a special swimming pool on 2 levels with waterfall, and an old wood oven which can be used for barbecues.

Unfortunately we have had to include photographs during the restoration works, which in no way do justice to how the house will be when it is finished.

ACCOMMODATION
16 PEOPLE

MAIN HOUSE

BASEMENT
Living room; Jacuzzi.

GROUND FLOOR
Entrance hall; large sitting room/dining room with fireplace; kitchen; bathroom; library; laundry room; cloakroom.

FIRST FLOOR
2 living rooms with fireplace; 3 double bedrooms each with en-suite bathroom; 3 twin bedrooms each with en-suite bathroom.

GUEST HOUSE

GROUND FLOOR
Living room with fireplace; kitchen; bathroom.

FIRST FLOOR
Double bedroom with en-suite bathroom; twin bedroom with en-suite bathroom.

DISTANCES (approx. kms)

Montalcinello (Nearest Shops and P.O.)	500mt
Termal town of Galleria	8
Siena	35
Grosseto	60
Florence	100
Pisa (by motorway) (alternative routes available)	180

STAFF
Maid service is included in the price 4 hours a day, a 5 week.

Montalcinello

TOSCANA

This villa is a converted 14th century convent set on a hill on the outskirts of the medieval hamlet of the same name. Montalcinello is conveniently located between Siena, San Gimignano and Florence and it is less than an hour's drive from the coastal resorts of Follonica and Punta Ala.

From a small piazza next to the village church, you enter the property through a wooden gate into a lovely old walled garden with a beautiful swimming pool, with wonderful views over the surrounding countryside. The side of the house facing the garden has a full length verandah. The villa was originally restored in 1925 and then again recently carefully retaining aspects of its ancient character. The interiors are decorated with antique furniture and valuables creating an elegant atmosphere.

ACCOMMODATION

13 PEOPLE

GROUND FLOOR

Large living room opening to the verandah with table-tennis facing the garden; double bedroom; twin bedroom; bathroom.

FIRST FLOOR

Entrance hall; huge, high ceilinged living-room; sitting-room; dining-room with fireplace; kitchen; double bedroom; 2 twin bedrooms; 3 single bedrooms; 2 bathrooms; laundry.

DISTANCES (approx. kms)

Nearest Shops and P.O.	20mt
Termal town of Galleria	8
Siena	35
Grosseto	60
Florence	100
Pisa (by motorway)	180

(alternative routes available)

STAFF

Maid service included 4 hours a day 5 days a week.

Le Croci

T O S C A N A

This characteristic farmhouse is located on the same huge estate of Anqua, where we have been renting the castle since 1992. The farmhouse is situated about 500 meters away trom the castle and it was once lived in by the estate's farmers. It has recently been restored with all modern comforts, yet maintains the traditional charm and character of a typical period farmhouse with terracotta tiled floors and beamed ceilings.

The view from the house, as from the castle, is simply breathtaking; as far as the eye can see the landscape is one of olive groves, woods and cornfields.

In the garden, a lovely swimming pool has been installed.

To the rear of the property there is a further farmhouse where the estate's workers live.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR

Entrance hall; kitchen/dining room; sitting room

FIRST FLOOR

Sitting room; twin bedroom; 2 double bedrooms; 3 bathrooms (2 with shower and one with bath).

SECOND FLOOR

Twin bedroom.

DISTANCES (approx. kms)

Radicondoli (nearest village with shops; PO and bank)	10
Colle val d'Elsa (nearest highway exit)	35
Siena	50
Florence	65
Pisa airport	100
Riding stables	15
Tennis courts	10

STAFF

Maid service is included in the price 3 hours a day, 5 days a week.

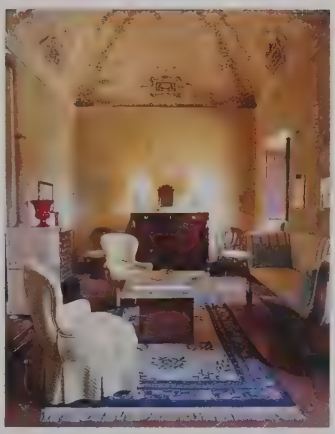
Anqua

TOSCANA

Anqua is a 16th Century castle built on the ruins of a 12th Century castle. It still belongs to the same family who originally built it, one of the oldest of Siena. It is situated on a hill near Radicondoli in the Sienese countryside with wonderful views of the plain below. The enormous estate which surrounds Anqua is cultivated with vineyards, olive groves and woodland. The beautiful and evocative rural setting is breathtaking -as far as the eye can see, there are farmlands, hay fields, olive trees, old farmhouses, ancient towers and castles. Farm workers live in the borgo.

The castle itself has a real aura and atmosphere of the past with its antique furniture, beds with testers and old portraits adorning the walls.

The character and the atmosphere of this very special property make it a totally unique experience for a holiday.



ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance hall and stairway.

FIRST FLOOR
Two sitting rooms; formal dining room (service lift with kitchen on second floor); study; little sitting room with frescoes, double bedroom with bathroom en suite; 2 double bedrooms; 2 twin bedrooms; 2 bathrooms and a dressing room.

SECOND FLOOR
Sitting room; laundry; kitchen (with service lift to the dining room on the first floor); dining room; sitting room.

DISTANCES (approx. kms)

Radicondoli (nearest village with shops, PO and bank)	10
Colle Val d'Elsa (nearest highway exit)	35
Siena	50
Florence	65
Pisa airport	100
Riding stables	15
Tennis courts	10

STAFF
Cleaning/cooking service included in the price 8 hours a day except Thursday afternoon and Sunday.

Salvatortole

T O S C A N A

This characteristic farmhouse dating back to the 16th century is situated within the big Anqua estate, where we have been renting "Le Croci" and the castle of Anqua for many years.
The location is near the medieval village of Radicondoli, in the middle of the Senese countryside with beautiful views over vineyards and olive groves, making it ideal for a restful and relaxing holiday.

As this house was having restoration work when the brochure was being printed, the photos do not do it justice but, knowing the standard of the other two properties, we are confident of a good result.
The interiors will be furnished with great care, and each bedrooms will have its own bathroom.
A swimming pool will be installed in the lovely garden.

A C C O M M O D A T I O N
8 PEOPLE

G R O U N D F L O O R
Large living room; TV room with satellite; dining room; kitchen opening to an outdoor eating area with pizza oven; guest bathroom; laundry room accessible from the outside.

F I R S T F L O O R
(only accessible through an exterior staircase)
Two twin bedrooms with en-suite bathroom (shower only); 2 double bedrooms with en-suite bathroom (one with bath and one with shower).

D I S T A N C E S (approx. kms)

Radicondoli (nearest village with shops, PO and bank)	10
Colle Val D'Elsa (nearest highway exit)	35
Siena	50
Florence	65
Pisa airport	100
Riding stables	15
Tennis courts	10

S T A F F
Maid service is included in the price 4 hours a day, 5 days a week.

Colloni

T O S C A N A

This beautiful country house is situated close to the castle of Montegemoli, in one of the most attractive areas of Tuscany. From the property there are wonderful views of the rolling hills of the Val di Cecina. It is a convenient position from which to visit the historical towns of Florence, Volterra and Siena, as well as some of the most famous seaside resorts of Tuscany.

The house was renovated for season 2001, retaining its old charm, with beamed ceilings and cotto floors, but adding all modern comforts.

A terrace links the main house with an independent apartment on the left wing.

This wing, La Guardia, is a tower, probably dating from medieval times.

A C C O M M O D A T I O N

14 PEOPLE

M A I N H O U S E

Entrance from terrace to a dining room with fireplace; 4 twin bedrooms; 4 bathrooms; big living room with fireplace, kitchen.

One extra twin bedroom with bathroom is available on request.

T O W E R

Entrance from the terrace to a living room with fireplace; 3 twin bedrooms; bathroom (shower only); bathroom; kitchen.

D I S T A N C E S (approx. kms)

Saline di Volterra (nearest village with shops/PO)	10
Cecina	25
Palazzi (highway exit)	20
Florence	80

S T A F F

Maid service is included in the price 4 hours a day, 5 days a week.

Villa Badia

TOSCANA

Villa Badia dates back to the 19th Century and is situated in the hills surrounding Livorno, one kilometre away from the modern village of Collesalvetti. It is conveniently placed for trips to the main Tuscan towns, including Florence (40 minutes), Pisa (17 Kms), Livorno (11 kms) and Lucca (40 kms). The famous seaside resort of Castiglioncello is also easily accessible, within 15 minutes drive of the property.

The villa was once the residence of a famous Italian patriot, Vincenzo Malenchini, who played an important role in the unification of Italy. It is surrounded by a large garden with pine and oak trees, where a swimming pool has recently been installed. To the rear of the villa, there is a farmhouse where the guardian lives. The interiors retain their period charm with original frescoes and decorations. The maid who takes care of the villa is also an excellent cook and, on request, she is at clients' disposal for cooking local dishes.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR
Entrance hall; dining room; kitchen; breakfast room; twin bedroom with en-suite bathroom.

FIRST FLOOR
Sitting room opening to an external staircase which leads down to the garden; sitting room with TV; double bedroom with en-suite bathroom; 2 single bedrooms; double bedroom; bathroom.

DISTANCES (approx. kms)

Collesalvetti (nearest village with shops, bank and PO)	1
Vicarello (highway exit)	3
Livorno	11
Pisa airport	17
Lucca	40
Florence	50

STAFF
Maid service is included in the price 5 hours a day, 5 days a week.

Il Mocajo

TOSCANA

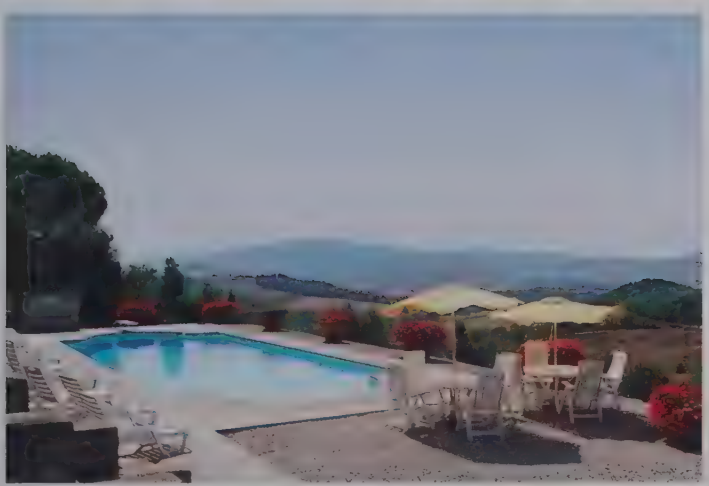
Mocajo is a farm of more than 1000 hectares, situated in the hills of the "Val di Cecina", which links the Cecina coast with Volterra. The countryside around here is beautiful with woods and olive groves. On a clear day, it is possible to see the sea in the distance from the villa and its grounds.

The villa is a lovely old building dating back to the 17th Century. To one side of the property, there is a church and original olive mill. Within the estate there is a lake for fishing and in the winter, it is also possible to arrange hunting. The farm also breeds thoroughbred racehorses, and there is a race track, 1 km long.

There is a lovely swimming pool, about 50 m from the villa.

The position of this property is convenient both for the coast and the attractions of inland Tuscany.

The famous seaside resorts of Castiglioncello, San Vicenzo and the Baratti Gulf are only half an hour away, while Volterra is 18 kms. and the famous town of San Gimignano, just 30 kms from the villa. Florence and Siena are just over an hour away.



ACCOMMODATION
12/14 PEOPLE

GROUND FLOOR

Entrance with stairs leading to the first floor.

FIRST FLOOR

Entrance hall; big kitchen; dining room; small sitting room; second sitting room with TV; bathroom; double bedroom with sitting room (with two sofa-beds) and en-suite bathroom; twin bedroom with en-suite bathroom; double bedroom with sitting room an en-suite bathroom; double bedroom with en-suite bathroom; twin bedroom with en-suite bathroom; twin bedroom; bathroom.

Additional accommodation available on request, to the left side of the villa (accessible from the main entrance and also from a back entrance). This consists of 6 twin bedrooms, each with bathroom (with shower).

DISTANCES (approx. kms)

Mocajo (nearest village with shops)	4
S. Pietro in Palazzi (nearest highway exit)	15
Pisa airport	50
Livorno	35
Beaches	25

STAFF

Maid service is included in the price 4 hours a day, 5 days a week.

La Capinera

T O S C A N A

This charming, small house, was recently completely restored and equipped with all modern facilities, including air conditioning in the first floor double bedroom, hi-fi system, fax machine and satellite TV. It is located in a very quiet position 3 kms away from the village of Montopoli, in a particularly beautiful and, as yet, undiscovered area.

The house is surrounded by a very large and well maintained flat garden, where an unusually big pool for such a small house has been installed. The garden is fenced all around, making it very safe for children, and there is also a children's play area. To one side of the house is a covered terrace, furnished for outdoor dining. The property is an ideal holiday base for a small family, wanting a holiday in complete peace and privacy.

La Capinera is also a good base to explore Tuscany, being conveniently located only 10 kms from a highway connecting Pisa and Florence. Both can be reached in approximately half an hour's drive and San Gimignano is 40 kms away.

ACCOMMODATION

3+2 PEOPLE

GROUND FLOOR

Kitchen/dining and sitting room opening via french windows both to the garden and to a covered terrace ideal for eating outside; bathroom with shower. There is single sofa-bed (armchair) in this room.

FIRST FLOOR

Fully airconditioned double bedroom with bathroom en-suite (shower only); single bedroom with extra bed and bathroom en-suite (shower only).

DISTANCES (approx. kms)

Montopoli (nearest village with food shops, bank, PO and restaurant)	3
Nearest highway exit	11
Pisa airport	30
Florence	38
Golf course (Castelfalfi)	40

Le Rondini

T O S C A N A

Le Rondini is a very special property located on the same estate as La Capinera, the house shown on the facing page. It has been recently restored to a very high standard preserving the original country style with beamed ceilings and original cotto floors. It is furnished with some antiques and with all modern facilities such as air-conditioning in all bedrooms on first floor except one, well equipped kitchen, stereo system, fax machine and satellite TV. A particular feature of this property is the spectacular swimming pool, without doubt one of the best in our program.

As at La Capinera, Le Rondini is a good base to explore Tuscany, being conveniently located only 10 kms from the highway connecting Pisa to Florence.

ACCOMMODATION
9 PEOPLE

GROUND FLOOR
Entrance via outside stairs to a front covered terrace furnished with table and chairs, ideal for outdoor meals; sitting room with fireplace, opening to the back covered terrace; kitchen; dining room; single bedroom; bathroom with shower only.

FIRST FLOOR
2 twin bedrooms; bathroom with shower only; 2 double bedrooms with four poster bed and en-suite bathroom (one with shower only).

DISTANCES (approx. kms)

Montopoli (nearest village with shops, PO, bank and restaurant)	3
Nearest highway exit	11
Pisa airport	30
Florence	38
Golf course (Castelfalfi)	40

STAFF
Maid service is included 3 hours a day, 3 days a week.

La Capanna

T O S C A N A

La Capanna is an old Tuscan farmhouse recently restored and surrounded by vineyards and olive groves. From the house there are spectacular views of the surrounding countryside - cypresses, olive trees, vineyards, old farmhouses and villages.

The famous historical Tuscan cities and towns of Volterra, Florence, Pisa, Lucca, San Gimignano and Siena are easily accessible.

Just 15 minutes drive from La Capanna is the medieval village of Castelfalfi, now turned into a holiday resort, with swimming pool, tennis court and 18 hole golf course.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Kitchen opening onto a patio/dining area; large sitting room with fireplace; laundry; one twin bedroom; two bathrooms with shower; one double bedroom.

FIRST FLOOR
Four twin bedrooms; two bathrooms with shower; two small kitchens for breakfast with living area with fireplace; utility room.

DISTÄNCES (approx. kms)

Fabbrica (nearest village with PO, bank and shop)	1
Nearest motorway exit	30
Pisa Airport	35
Lucca	50
Florence	65

STAFF
A maid is included 4 hours a day, 6 days a week.

Villa di Montelopio

T O S C A N A

This villa, dating from the 16th Century, still retains the atmosphere of a traditional Tuscan residence. The central part of the villa and the right wing have recently been totally restored, maintaining the cotto floors and the beamed ceilings, yet adding all modern comforts. To the front of the villa, there is a beautiful stone courtyard and, just 50 meters away in a panoramic position, a swimming pool was installed for the 2001 season. Villa di Montelopio is situated in the Pisan countryside, just 15 minutes drive from the medieval village of Castelfalfi, now a holiday resort with swimming pool, tennis court and 18 hole golf course.

The famous Tuscan cities and towns of Volterra, Florence, Pisa, Lucca, San Gimignano and Siena are easily accessible from the property.

ACCOMMODATION
8 PEOPLE

MAIN BUILDING
Entrance from the courtyard into living room with frescos and fireplace; library; dining room opening also onto the courtyard; single bedroom, twin bedroom; bathroom.

RIGHT WING
Living room with fireplace; kitchen; double bedroom; twin bedroom; single bedroom; 2 bathrooms (one shower only).

DISTANCES (approx. kms)

Fabbrica (nearest village with PO, bank and shop)	1
Nearest motorway exit	30
Pisa Airport	35
Lucca	50
Florence	65

STAFF
Resident guardians provide maid and cook service 8 hours a day.

Cecilia

T O S C A N A

Cecilia is a lovely, light and airy small villa, situated within walking distance of the small village of San Pietro di Belvedere, in an area known as the 'Chianti of the Pisan Hills'. The property is walled on one side and is also partially fenced, making it safe for young children. In the well maintained flat garden to the front of the house, there is a swimming pool. To the side of the house, in a wonderful position, there is a covered terrace with big built-in barbecue and oven, and a dining area for outdoor meals. There are superb views from here over the surrounding countryside and the pretty medieval hamlet of Castelfalfi. The 18-hole golf club at Castelfalfi, set in beautiful Tuscan landscape, is less than 20 minutes away. The new owner has completely restored and furnished the house, equipping it with all modern facilities, such as satellite tv and fax machine. Previously a client at several of our villas, she has sought to incorporate the best features of each property she experienced to create a perfect holiday home.

A C C O M M O D A T I O N
8 PEOPLE

G R O U N D F L O O R
Entrance; big dining room; kitchen opening onto the back garden; big sitting room with fireplace and french windows opening onto the big covered patio; cloakroom.

F I R S T F L O O R
Sitting room with fireplace with stairs leading directly to the garden; double bedroom with bathroom en-suite (shower only); master bedroom with dressing room and en-suite bathroom (bath with shower attachment); double bedroom and twin bedroom sharing a bathroom (shower only).

These last two bedrooms with bathroom are separated by a door from the rest of this floor, thus offering a degree of independence if required.

D I S T A N C E S (approx. kms)

San Pietro di Belvedere (Nearest village with food shop)	500 metres
Capannoli	4
Pontedera (nearest highway exit)	12
Pisa airport	30

S T A F F
Maid service is included 4 hours a week.

La Fonte

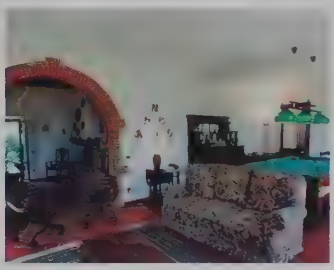
T O S C A N A

This pretty property is located in a very quiet position within walking distance of the 12th Century village of Palaia, and has beautiful views over the surrounding countryside, with olive groves, vineyards and medieval villages. The area is known as the Chianti of the Pisan hills and is an ideal base for visiting the nearby towns of Montaione, Certaldo, Volterra and San Gimignano. Situated less than 20 minutes from the highway exit, Florence can also be reached in 40 minutes.

The property has been recently restored by the owners who have used it in the past as a summer residence. The outside living spaces and the fenced garden are particularly well cared for and maintained.

On one side of the house there is a covered loggia, furnished for outdoor dining. Ther is a second outdoor dining area with built in barbecue/oven allowing guest to dine in the Tuscan sunshine.

The owners have installed a beautiful swimming pool, unusually large for this type of house, in the most panoramic part of the garden.



A C C O M M O D A T I O N

8 PEOPLE

G R O U N D F L O O R

Large sitting room with billiard table and french doors opening to garden; dining room with open fireplace; kitchen; bathroom (shower only).

F I R S T F L O O R

2 Double bedrooms; 2 twin bedrooms (one more suitable for children); bathroom (shower only).

D I S T A N C E S (approx. kms)

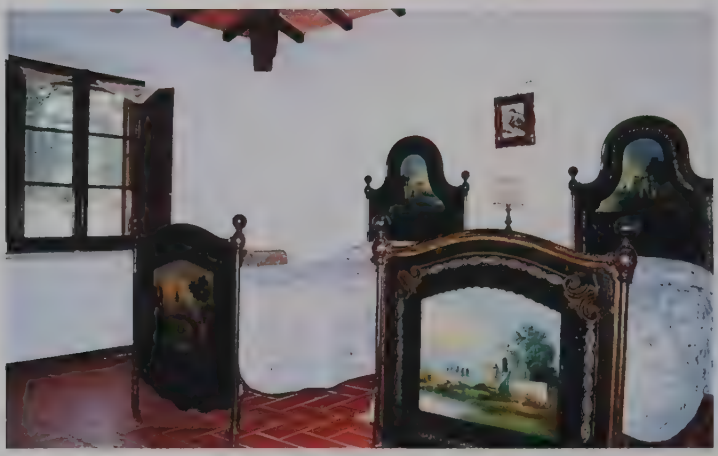
Palaia (nearest village with shops)	0,8
San Gimignano	32
Volterra	35
Pisa airport	40
Lucca	50
Florence	60
Tennis courts	15

S T A F F

Maid service is included in the price 9 hours a week.

Poggio ai Frati

T O S C A N A



This recently restored farmhouse is located in the Chianti Putto region in the heart of the Tuscan countryside and is surrounded by fields, olive groves and woods.

The owner has furnished the house in a comfortable country style. There are wonderful views of rolling hills and farms from the house and the swimming pool with its hilltop setting.

The location is also very convenient for exploring beautiful villages such as Certaldo, Montaione and San Gimignano. Florence and Siena are within easy driving distance.

The lovely hamlet of Castelfalfi is only 10 minutes away. Here it is possible to play golf on a 18 holes course which has glorious views of the surrounding country side.

A C C O M M O D A T I O N
8 PEOPLE

G R O U N D F L O O R
Entrance; living/dining room with fireplace; kitchen opening into garden furnished for outdoor dining; laundry (in the garden).

F I R S T F L O O R
Double bedroom; 3 twin bedrooms; bathroom with shower only; cloakroom; shower room with basin.

D I S T A N C E S (approx. kms)	
Montaione (shops/PO)	1
Certaldo	10
Altopascio (motorway exit)	18
Volterra	20
San Gimignano	20
Pisa Airport	50
Montaione (riding stables)	1
Castelfalfi	10
Gambassi Terme	3
(tennis courts and golf)	6

Le Ferrine

TOSCANA

A beautiful villa set in the rolling hills between San Miniato and Volterra and surrounded by woods, vineyards and olive groves. There are wonderful views down the valley of unspoilt countryside. Just a few kilometres from the villa are the beautiful villages of Montaione, San Gimignano and Volterra.

Le Ferrine has been carefully restored by its owners, who have retained the original features of the house.

ACCOMMODATION

8 PEOPLE

GROUND FLOOR

Large well-equipped Kitchen; large living/dining room with 3 french doors opening on to the patio and garden; sitting room; cloakroom; laundry.

FIRST FLOOR

Three twin bedrooms; bathroom with bath and shower; double bedroom with en suite bathroom also with shower and bath.

DISTANCES (approx. kms)

Colleoli (nearest village)	2
Palaia (nearest village with shops/PO)	4
Altopascio (nearest town)	14
Volterra	30
San Gimignano	35
Pisa Airport	45
Lucca	50
Florence	65
Tennis courts	14

STAFF

Maid included in the price, 2 days per week, 4 hours per day.

Villa Maggio

TOSCANA

This comfortable house, recently restored, is situated in the hills north of Pisa, halfway between the historical towns of Lucca and Pisa, only 10 km from the airport and about 6 km from the highway to Florence, reachable in only half an hour.

Villa Maggio is therefore an ideal base for visiting the most important Tuscan towns, as well as the famous "Certosa" (Charthusian monastery) of Calci. The several coastal resorts of Tuscany are also easily accessible.

The swimming pool is situated on one of the terraces.

The owner, a doctor, lives in a completely independent apartment in the basement, where he also has his surgery. As it has its own entrance, it does not interferes with clients' privacy.

ACCOMMODATION

5 PEOPLE

GROUND FLOOR

Entrance; sitting/dining room; kitchen opening onto a verandah; study with TV.

FIRST FLOOR

Sitting room; single bedroom; double bedroom; 2 bathrooms; master bedroom with 2 en-suite bathrooms (1 with bath and 1 with shower) and opening onto a terrace

DISTANCES (approx. kms)

Nearest village with shops, bank and PO (Calci)	2
Nearest motorway exit (Pisa centro)	8
Pisa Airport	10
Pisa Nord	12
Florence	60

Ilaria

TOSCANA

Ilaria is a charming farmhouse located in a quiet area, known as the Chianti of the Pisan hills. It is an area of outstanding beauty, with hamlets and 19th century villas, set among olive groves and vineyards, and has been the subject of many paintings by famous artists of the Macchiaioli school.
The house has recently been restored very tastefully by its discerning owners, who live in there all winter, and rent it during the summer months. The interiors are furnished to a very high standard with beautiful antique pieces, and there are all modern comforts, including satellite tv. The property is completely fenced and has a large flat garden, making it very safe for families with young children. It is 15 minutes away from both motorway and highway exits, and therefore a convenient base for day trips to many Tuscan towns and places of interest.

ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Entrance; big sitting room opening onto the garden; dining room; small sitting room opening onto a big terrace and back garden; bathroom with shower only: kitchen opening to outside.

FIRST FLOOR
Sitting room with fireplace opening onto a balcony; master bedroom with en-suite bathroom; twin bedroom; double bedroom; bathroom.

DISTANCES (approx. kms)

Crespina (nearest village with shops, bank PO)	2
Lavoria (nearest highway exit)	12
Pisa airport	15
Beaches	20

STAFF
Maid service is included in the price 3 hours a day, 3 days a week.

Il Lavacchio

TOSCANA • MONTALCINO

This exceptionally beautiful property is located in a very quiet and spectacular position, just a few kilometres away from the lovely village of Montalcino. The views from the house are outstanding taking in the Val d'Orcia and Crete Senesi, considered by many as the most beautiful areas of Tuscany. The property comprises both a large Tuscan stone-built farmhouse and a small guest house, and has recently been bought by a well-known Italian interior designer, (the owner of our property Fontanelle, shown on the facing page). Lavacchio has been restored and furnished to the same high standard as Fontanelle and was completed in 2000. This property is particularly spacious and well lighted. All bedrooms have a private bathroom.

ACCOMMODATION
10 PEOPLE

MAIN HOUSE - 8 PEOPLE

GROUND FLOOR

Entrance hall; large dining room with fireplace and french windows opening onto the garden; spacious sitting room with french windows opening onto the garden; kitchen also opening onto the garden; double bedroom with four posted bed and en-suite bathroom.

FIRST FLOOR

Sitting room; master bedroom with four posted bed and en-suite bathroom; double bedroom with en-suite bathroom; twin bedroom; bathroom.

GUEST HOUSE - 2 PEOPLE

GROUND FLOOR

Twin bedroom with en-suite bathroom.

Two extra bedrooms, each with its own bathroom, available on request at extra cost.

DISTANCES (approx. kms)

Montalcino (nearest village with shops, PO)	12
Siena	60
Grosseto (coast)	50

STAFF

Maid service is included in the price 3 hours a day, 5 days a week.

Fontanelle

TOSCANA • MONTALCINO

Fontanelle is without doubt one of our loveliest Tuscan properties. It is located to the west of Montalcino, an area renowned for its beauty and for its wines, especially the famous Brunello di Montalcino. The property is in a spectacular position, surrounded by vineyards, olive trees, cypresses and with views of the surrounding hills. The house has recently been restored and furnished to an exceptionally high standard by the owner, a well-known Italian interior designer. The house has been featured in several books and magazines, including House and Garden, Elle Decor and Tuscany Interiors. The rooms have been painted and furnished throughout in warm yellows and terracottas, which blend perfectly with the brick tiled floors, exposed beams and sunny open spaces.

The magnificent living room with vaulted ceilings opens to the rear of the house to a pretty terrace with vines, pots of flowers and views over the countryside. Off this terrace is a covered dining terrace, also with wonderful views.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance hall; large beautifully furnished living room with fireplace and french windows opening onto the terrace and garden; covered dining terrace; dining room also opening to terrace; kitchen.

FIRST FLOOR
2 double bedrooms with king-size 4-poster beds and en-suite bathroom. Sitting room with TV, fireplace and sofa-bed. Twin bedroom with en-suite bathroom. Double bedroom with en-suite bathroom. Twin bedroom with independent access (situated above dining terrace) with en-suite shower bathroom.
Separate outbuilding to front of the house with laundry.

There is another separate outbuilding sleeping four, available on request, at extra cost, which would allow for groups of up to 14 people.

DISTANCES (approx. kms)

Montalcino (nearest village with shops, P/O)	9
Siena	50
Grosseto (coast)	45

STAFF
Maid service is included in the price 3 hours a day, 5 days a week.

Scopetello

TOSCANA • CRETE

This Villa, located at the heart of the Siena countryside, is at the border of two of the most renowned areas of Tuscany, the Crete Senesi and the Val D'Orcia. It is within easy reach of many historical towns and places of interest. The building was originally a convent and has recently been restored. The owner has converted the ancient structure to an impressive villa, with every comfort. The very spacious living areas open to terraces, from where you can admire the beautiful views of the extensive gardens and the surrounding countryside. The kitchen is very well equipped, and further amenities at the property include a lift, fax, satellite TV, hi-fi system. The bedrooms, although comfortable, are small and simply furnished. Within the huge garden, there is a swimming pool and an astro-turf tennis court, also marked out to be used as a small football pitch if required. There is also a play area for younger children with swings and slides. The resident guardians, a couple, live in a separate part of the house. He takes care of the garden and swimming pool and she cleans the house and, on request, will cook for guests.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Entrance hall; 2 double bedrooms; twin bedroom; 1 bathroom (bath and shower); bathroom (shower only); small service room with bathroom (shower).

FIRST FLOOR
Big living-room with fireplace opening on to the terraces; kitchen; breakfast room; TV room opening on to the front terrace; studio also opening on to front terrace; 2 double bedrooms; twin bedroom; bathroom (bath and shower); bathroom (shower only).

DISTANCES (approx. kms)

Sinalunga(nearest village with shops, bank and PO)	5
Siena	60
Perugia	70
Florence	90

STAFF
Maid service is included in the price 3 hours per day, 7 days per week.

La Casella

TOSCANA • CRETE

La Casella is a large and exceptionally beautiful farmhouse originally constructed in the 18th century with additions made thereafter. The present owner has recently restored it very tastefully, in keeping with the old character but adding all the comforts of a modern villa. The antique furniture and spacious accommodation further enhance the atmosphere of this very special property.

The enormous estate is set on a hillside which dominates one of the most picturesque landscapes in Tuscany - the Crete Sienesi and the Val d'Orcia. Montalcino, Montepulciano and Pienza are within half an hour's drive; Siena, Perugia and Arezzo within an hour's drive.

There is a large swimming pool (13 x 8 m) in a spectacular position. This is a very deep pool which can be dangerous for non swimmers. The housekeeper lives in a completely independent part of the villa.

ACCOMMODATION

10 PEOPLE

GROUND FLOOR

Large courtyard and verandah with magnificent views; entrance hall; drawing room; dining room; kitchen; bathroom.

FIRST FLOOR

Sitting room; verandah; double bedroom with en-suite bathroom; 4 twin bedrooms; 2 bathrooms (one with shower only and one with bath and shower).

DISTANCES (approx. kms)

Trequanda (nearest village with shops and PO)	2,5
Sinalunga (nearest motorway exit)	16
Siena	37
Airport (Florence)	1 hour

STAFF

8 hours obligatory maid service per day (except holidays) - to be paid extra locally.

Casale del Pino

TOSCANA • CORTONA

This beautiful property is located in a very panoramic position in the southern part of Tuscany, only 15 kms from Montepulciano and 15 kms away from the town of Cortona, known not only for its beauty, but also as the setting of the famous book "Under the Tuscan sun", by Frances Mayes. The surrounding countryside is a typical picture of Tuscany and, from the property uninterrupted views over the rolling hills can be enjoyed. The accommodation consists of two terracotta-brick farmhouses, not interconnecting with each other, giving the possibility for a large group to holiday together yet retain their own privacy. The new English owner has recently bought and completely restored the original farmhouse to a very high standard, furnishing the interiors with all modern comforts, such as satellite TV, video and stereo, yet retaining a typical Tuscan atmosphere.

The large swimming pool (14x7m) is situated in a very sunny area of the garden where there is also a changing room and a guest bathroom.

ACCOMMODATION
16 PEOPLE

MAIN HOUSE - 8 PEOPLE

GROUND FLOOR
Kitchen/dining room opening to the garden; sitting room with fireplace opening on the garden; guest bathroom.

FIRST FLOOR
Twin bedroom with en-suite bathroom (bath and shower); twin bedroom with en-suite bathroom (shower only); double bedroom with en-suite bathroom (shower only); master bedroom with en-suite bathroom and opening to the garden via a staircase.

GUEST HOUSE - 8 PEOPLE

GROUND FLOOR
Dining room; kitchen; sitting room; twin bedroom, double bedroom sharing a bathroom (shower only); twin bedroom, double bedroom sharing a bathroom (shower only).

DISTANCES (approx. kms)

Centoia (nearest village)	1,5
Montepulciano	15
Cortona	15
Nearest motorway exit	18

STAFF
Maid service is included in the price 3 hours a day, 6 days a week (excluding Sunday).

Podernuovo

TOSCANA • CETONA

This very special property offers a tranquil hilltop location in southern Tuscany, 2 kilometres from San Casciano dei Bagni, known since Etruscan times for its natural hot water springs and baths. From the house, as far as the eye can see, there are breathtaking views over the beautiful surrounding countryside of both Tuscany and Umbria. The owner has restored the house stone by stone, by means of an ambitious ecological project incorporating bio-architecture. Every detail of the restoration is in keeping with this technique, with total respect for nature and for Tuscan tradition. The electric power for the house is produced independently with a type of wind induced generator combined with solar panels. An extra generator guarantees electricity even when there is no wind. The result of this ecological technology is extraordinary, a typical stone-built Tuscan farmhouse, with beamed ceilings and original cotto floors, yet equipped with all the most sophisticated equipment that bio-architecture can provide. Another particular feature of this property is that the guest house has been totally restored to cater for those restricted to wheelchairs, or unable to move about easily.

ACCOMMODATION
12+1 PEOPLE

MAIN HOUSE

GROUND FLOOR
Entrance; sitting room with fireplace and french windows opening to the garden; kitchen/dining room opening to the garden, with a covered patio for al fresco dining; WC.

FIRST FLOOR
Landing, accessible both via outside and internal stairs with a double sofa-bed; 1 double bedroom with four poster bed with en-suite bathroom (shower only); 1 double bedroom; 1 bathroom (shower only); 2 twin bedrooms; bathroom.

GUEST HOUSE

GROUND FLOOR
Sitting room with fireplace and kitchen corner, opening to garden; twin bedroom; double bedroom; bathroom with shower only, also suitable for people with wheelchairs.

DISTANCES (approx. kms)

San Casciano dei Bagni	2
Fabro (nearest motorway exit)	15
Chiusi	20
Val díOrcia	25
Siena	88

STAFF
Maid service is included in the price 9 hours a week.

Podere Clietino

TOSCANA • CETONA

This beautiful property is situated close to lovely medieval village of Cetona, in a very quiet and panoramic position, with 360° views over the surrounding countryside. It has been restored by the owner who, until recently, was using the house as his own holiday residence. He is a keen botanist and the beauty of the garden reflects this, with rose-covered pergolas, rows of lavender and a large selection of plants, native to the area.

The house has been decorated and furnished in a country farmhouse, yet elegant style, with beamed ceilings and original cotto floors. Outside the house there are several covered patios, providing shade at all times of the day. Within the garden there is a very large swimming pool.

ACCOMMODATION

9 PEOPLE

GROUND FLOOR

Entrance hall; large sitting room with fireplace opening onto a verandah and the garden; dining room opening onto the garden; kitchen opening onto a rose-covered pergola with outdoor dining area, with bread oven.

FIRST FLOOR

Large master bedroom with en-suite bathroom, opening onto a big terrace with its own stair leading to the garden; three twin bedrooms; single bedroom; bathroom; bathroom with shower only.

DISTANCES (approx. kms)

Cetona (nearest village with shops, bank and PO)	8
Nearest motorway exit (Chiusi-Chianciano)	18
Siena	90
Perugia	60
Rome	155

STAFF

Maid service is included 5 hours a day, everyday except Sunday.

Le Vigne

TOSCANA • CETONA

This beautiful property is situated 10 kms from the medieval village of Cetona, in the southern part of Tuscany. Today this is regarded as one of the most desirable locations in Tuscany, and many emminent Italian families and famous people have bought and restored farmhouses here. This is partly due to the fact that Rome is only 155 kms away, but also because the area is so beautiful and it is an ideal base for visiting the lovely towns of Pienza, Montepulciano and Montalcino, as well as nearby Umbrian towns. Le Vigne is a very large house, restored by a well-known architect. The result is an impressive combination of modern spaces and antique materials. Most of the rooms have the original beamed ceilings and either terracotta or olive wood floors. The house is located in a very quiet position, reached via a beautiful cypress-lined road. The housekeepers live in a completely independent part of the villa and, on request, are available for extra maid service.

ACCOMMODATION
11/12 PEOPLE

GROUND FLOOR
Entrance hall; large sitting room with open fireplace and french windows opening onto garden; bedroom with french bed and single bed; bathroom (shower only); sitting room with fireplace; large kitchen with fireplace; laundry; cloakroom.
On this floor, there is also a self-contained apartment with TV room, double bedroom, bathroom with bath and mezzanine with a double bed.

FIRST FLOOR
Double bedroom with en-suite bathroom; sitting room; master bedroom with en-suite bathroom (bath and shower); huge terrace; twin bedroom (accessible via master bedroom).

DISTANCES (approx. kms)

Palazzone	
(nearest village with food shops)	1
Fabro (nearest motorway exit)	9
Perugia	60
Siena	85
Rome	155

STAFF
Maid service is included 5 hours a day, 6 days a week.

La Polla Acetosa

SUD TOSCANA - UMBRIA

This beautiful property is an old stone-built farmhouse which has been totally restored using authentic materials, such as beamed ceilings, terracotta floors and exposed brick arches. The interiors are very spacious and furnished with a combination of antique and ethnic furniture, from Tuscany and from the owner's travels all over the world. As the house is full of antiques, children under 10 years old are not allowed. The house is located in a very panoramic position, in an area that we have called Southern Tuscany/Umbria.

Geographically speaking it is situated in Umbria but it is only a few kms from the southern part of Tuscany, close to lovely Tuscan towns such as Cetona and San Casciano dei Bagni.

ACCOMMODATION
8/10 PEOPLE

GROUND FLOOR
Entrance; Sitting room with fireplace; big kitchen; dining room; big study room. (All these rooms open through French windows on to the front garden and pergola, furnished for al fresco eating). 2 cloakrooms; single bedroom with bathroom en-suite (shower only).

FIRST FLOOR
3 twin bedrooms; single bedroom; 2 bathrooms (shower only); master bedroom with its own sitting room and dressing room and en-suite bathroom (bath and separate shower), also reachable by an independent staircase.

DISTANCES (approx. kms)

Nearest village with food shops, bank and PO (Ficulle)	3
Nearest motorway exit (Fabro)	11
Siena	90
Nearest airport (Rome)	150

STAFF
Maid service is included in the price 4 hours a day, 5 days a week.

le Baffo

TOSCANA LUNIGIANA

This beautiful spacious farmhouse, dates back to the 18th Century. It is situated in Lunigiana, a beautiful area still relatively undiscovered, rich in medieval castles. The house is surrounded by its own olive groves, vineyards and fruit trees and has wonderful views towards the mountains in the distance. The house has been completely renovated by the owner and furnished sympathetically, retaining original features. At same time, the considerable modern comforts include an impressive 'cook's kitchen'. Outside, there is a very large terrace (with dining table and exterior lighting), and a Japanese-style garden with a very large free form swimming pool. There is a magical quality to this property with its hilltop setting, surrounding Tuscan countryside, friendly neighbours and unique Lunigian atmosphere. Once esconced here, one need go no further. The nearby medieval town of Fivizzano offers food shops and some excellent restaurants. In summer time, almost every week there are lovely Festivals with food in the little villages of the Lunigiana.

ACCOMMODATION
8 PEOPLE

GROUND FLOOR

Entrance hall; cloakroom; sitting room; dining room; kitchen opening onto a large terrace with an eating area and barbecue (in attractive brickwork).

FIRST FLOOR

3 double bedrooms. of which 2 with en-suite bathroom and 1 with separate bathroom.

In a separate part of the house, opening on to the pool area, there is a further double bedroom with sitting area and a bathroom en-suite (shower only).

DISTANCES (approx. kms)

Fivizzano (nearest village with shops/PO)	5
Aulla (nearest motorway exit)	25
Beaches	45
Nearest Airport (Pisa)	85
Tennis	5

Le Buffe

TOSCANA COSTA

This villa is set in an outstanding location high on a cliff overlooking the sea and the beautiful scenery of the west coast of Monte Argentario. Monte Argentario is a peninsula on one of the most exclusive areas on the Tuscan coast. The peninsula is linked to the mainland by two narrow causeways. The island has all the natural beauty of inland Tuscany with its olive groves, vineyards and cypresses and the added attraction of fishing villages and beaches. Le Buffe is near the bay of Cala Piccola. It is built on a rocky cliff face 80 metres above the sea. The villa has terraced patios and gardens set below it among the trees where there is also a large swimming pool with diving board. The views are spectacular from all vantage points. There are 200 steps down to the sea. The house, which is on three levels, has a large verandah and paved patio, well furnished with garden tables and chairs. The interior of the property is very comfortably furnished and most rooms have magnificent views of the sea. Le Buffe is set within a large area which has many exclusive villas, all of which are accessible through a private road. Because of the steep nature of the terrain in the garden and the many steps we do not recommend this villa to young families or elderly people.

ACCOMMODATION
13/15 PEOPLE

TOP FLOOR
Sitting room/dining room opening on to patio and terrace; kitchen; storage room with washing machine; cloakroom.

MIDDLE FLOOR
Two double bedrooms, 1 with en suite bathroom; bedroom with bunk beds; 2 bathrooms, 1 with shower, 1 with bath; twin bedroom; door to the garden; cloakroom.

LOWER FLOOR
Two double bedrooms, 1 with en suite bathroom with shower and 1 with a WC; door to the garden.

SWIMMING POOL LEVEL
In separate building: 1 twin bedroom with bathroom with a shower; kitchen corner.

DISTANCES (approx. kms)

Porto S. Stefano (shops/PO)	7
Civitavecchia (motorway exit)	88
Rome Airport	130
Tennis	7
Riding stables	7

STAFF
Maid service is included in the price 3 hours a day, 6 days a week.

L'Ercolana

TOSCANA COSTA

This beautiful and very special property is located one mile uphill from Cala Galera, one of Italy's largest yacht marinas. It is in a secluded position enjoying superb views over 3 medieval spanish forts and the sea. The house is surrounded by a lovely landscaped garden, with several shady areas all furnished with table and chairs, where it is possible to relax and eat outside. Both the interiors of the property, and the garden and pool area, are furnished with great taste to an exceptionally high standard. The accommodation is composed of two separate houses, fully airconditioned, and ideal for a group wanting to holiday together while retaining their own independence.

A separate quarter for staff is available on request. Unfortunately the quality of the pictures does not do justice to the beauty of the property.

ACCOMMODATION
12 PEOPLE

MAIN HOUSE

GROUND FLOOR
Big sitting room with fireplace opening onto the garden; twin bedroom with dressing room and bathroom en-suite, opening onto the garden; dining room; kitchen opening onto a terrace with built-in barbecue.

FIRST FLOOR
Master bedroom with four-poster bed and bathroom en-suite (bath and separate shower) opening onto a terrace.

UPPER HOUSE
(30 mts behind the main house)

GROUND FLOOR
Double bedroom with en-suite bathroom and its own exit onto the garden.

FIRST FLOOR
Sitting room opening onto a huge terrace enjoying beautiful views; kitchenette; double bedroom with bathroom en-suite and its own exit onto the garden; 2 twin bedrooms; bathroom.

DISTANCES (approx. kms)

Nearest shop	1
Porto Ercole (nearest village with shops, bank/PO)	3

STAFF
Maid service is included 4 hours a day, 5 days a week.

Bellissimi

L I G U R I A

This lovely property is part of a small row of typical Ligurian houses, situated in a quiet location, in the little hamlet of Bellissimi. From the property there are panoramic views of the surrounding countryside terraced with olive groves all the way down to the sea at Imperia. The medieval village of Dolcedo, with its beautiful baroque church, is only 4 kms away. Chamber music concerts are performed here in the summer. The village of Cervo, also famous for its concerts is just 20 kms away. This property has the advantage of a relaxing and peaceful holiday while, at the same time, there are many activities within an easy drive. The beaches at Imperia are only 10 kms away, San Remo with its casino and golf course is 30 minutes' drive and it is even possible to reach Monte Carlo and the Côte d'Azur in just over 45 minutes. The house has recently been restored and is on three levels, with the main entrance on the first floor. Access to each floor is by a spiral staircase. There is a swimmingpool (8 x 4m), in a beautiful position in the garden, just across the small road to the front of the house. This road is very narrow and it is not possible to drive all the way up. However, there is a parking area about 300 metres away from the house where guests can leave cars.

ACCOMMODATION
6/8 PEOPLE

GROUND FLOOR
Room with double sofa-bed; bathroom with shower only.

FIRST FLOOR
Entrance hall; double ebdroom; bedroom with bunk beds; bathroom; double bedroom (french bed).

SECOND FLOOR
Kitchen; living/dining room.
This floor has direct access to the outside.

DISTANCES (approx. kms)

Imperia	10
Nice Airport	70
Genoa airport	120
Tennis	4
Horse riding	7
Beaches	10
Golf	35

STAFF
Maid service is included in the price 6 hours per week.

Le Lagore

LIGURIA - CINQUE TERRE

Le Lagore is a lovely farmhouse situated in a beautiful position with glorious views onto the Gulf of Levanto. The area is a beautiful one and adjoins the "Cinque Terre", well known for its wines and 5 small fishing villages (until recently only accessible by boat).

This peaceful farmhouse has been totally restored and furnished in a very attractive way by the owner, an architect, who has put all his efforts in respecting the character of the original farmhouse, yet equipping it with modern facilities. All bedrooms have their own en-suite bathrooms. A particular feature of this house is the large sunny terrace, leading from the sitting room, furnished for eating outside while enjoying fantastic views over the sea. The sandy beach of Levanto is only 1 km away. At the beach there is the possibility of hiring beach cabins and also of boat hire.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Kitchen; big sitting/dining room opening both onto a terrace furnished for dining outside with beautiful views over the Levanto Gulf and also onto the garden; laundry room.

FIRST FLOOR
Master bedroom with bathroom en-suite and opening onto a small terrace; 4 double bedrooms all with bathroom en-suite (shower only).

DISTANCES (approx. kms)

Beach	1
Nearest village (Levanto)	1,5
Nearst motorway exit	15
La Spezia	35
Genova	40

STAFF
Maid service included 3 hours a day 3 days a week.

Fornillo

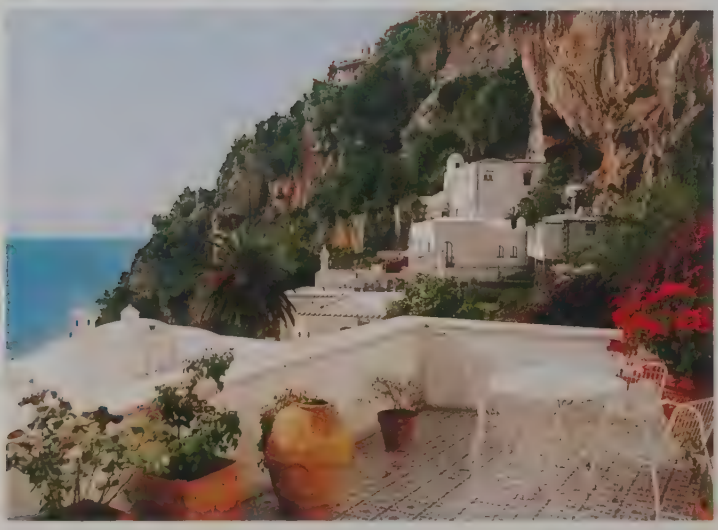
POSITANO

This beautiful property is located in one of the nicest positions in the lovely village of Positano.

It is a characteristic moorish style, white-washed villa, with many features dating from the 14th century, tucked away in a quiet position down a narrow winding pedestrian street, also leading to Fornillo beach.

One particular feature is the pretty inner courtyard full of pots of flowering shrubs and plants. From this courtyard, which is partially covered and ideal for "al fresco" dining, and from the spacious first floor terrace, there are glorious views of the Positano coastline and the sea.

The interior of the villa has been tastefully furnished with antiques and unusual features such as moorish columns at the base of the marble staircase.



ACCOMMODATION
6 PEOPLE

GROUND FLOOR
Spacious courtyard with garden furniture; kitchen with breakfast area and dining room; living room (all opening on to the courtyard); library alcove; cloakroom.

FIRST FLOOR
Double bedroom with four-poster bed and en-suite bathroom; double bedroom; bathroom. Both bedrooms open on to a beautiful terrace with garden furniture and breathtaking views.

SECOND FLOOR
Large bedroom with a small double bed and twin beds; bathroom; small terrace.

DISTANCES (approx. kms)
Nearest shops and PO 10 minutes walk

Amalfi	7
Capri	20 minutes by boat
Sorrento	17
Pompei	32

STAFF
Maid service is included for 2 hours a day, 6 days a week.

Il Giardino

POSITANO

Villa Il Giardino is situated in a very quiet position, high in the village of Positano, the centre of the Costiera Amalfitana. Internationally renowned as an important tourist and commercial resort, the area was often visited by famous people. Positano is easily accessible by rail and road, and has a small harbour where it is possible to take ferries to the islands of Capri and Ischia. From Il Giardino there are spectacular views over the garden, the village of Positano, the coastline and the sea. This property takes its name from the beautiful, terraced garden to the front of the house, which is almost unique in a steep village like Positano.

At the bottom of the main garden there is an "orto" (kitchen garden).

The interiors of the villa are comfortably furnished and facilities include a fax machine and satellite TV.

A particular feature of the house is the very light sitting and dining rooms, which open through French windows to a beautiful terrace overlooking the garden and the sea. This property, and also Fornillo on the opposite page, are both located in the historical part of Positano and therefore not reachable by car. The nearest parking area is at approx. 300 Mts. away, and parking spaces can be arranged in advance.

From a narrow, winding road it is possible to walk down to the beach of Fornillo.

ACCOMMODATION

8+2 PEOPLE

GROUND FLOOR

Entrance hall. Dining room; sitting room with fireplace. All these rooms open through french windows to a large terrace overlooking the garden and the sea. Kitchen. An extra double bedroom with bathroom (shower only) is available at extra cost.

FIRST FLOOR

Master bedroom with small sitting room and bathroom: double bedroom: bathroom. Twin bedroom, double bedroom, bathroom and kitchen corner which, having its own independent access to the side garden, can be separate from the other bedrooms, making it ideal for two families wanting to retain their own privacy. Each bedroom has a private terrace.

DISTANCES (approx. kms)

Nearest shops and PO	10 minutes walk
Amalfi	7
Capri	20 minutes by boat
Sorrento	17
Pompei	32

STAFF

Maid service is included in the price 3 hours per day, 5 days a week.

San Giovanni

V E N E Z I A

Torcello is the real precursor of Venice. Settled between the fifth and seventh centuries, it became the most prosperous of the early lagoon communities with its own palaces and churches, shipyards and docks, its own nobility and laws. The growth of Venice brought its demise and its current population is now about 100 people. It is probably most famous today for the Locanda Cipriani, one of the gastronomic institutions of the Veneto.

San Giovanni, built towards the end of the seventeenth century, is the only villa on Torcello and is surrounded by an enormous garden. The property takes its name from the Romanesque church of San Giovanni some of whose ruins have been restored by the International Save Venice Fund and which can still be admired in the garden. The villa was completely restored a few years ago and it is beautifully furnished with antiques.

The swimming pool is on a small hill overlooking the garden. A small boat, with driver, is at the clients' disposal from 9am until 7pm for trips to many of the nearby islands. These include Burano, famous for its lace, and Murano, famous for its glass, as well as many others. Venice can also be reached by vaporetto or taxi, or by your own boat, subject to the driver's other duties. Central Venice can be reached by vaporetto or water taxi.

ACCOMMODATION
12 PEOPLE

GROUND FLOOR
Kitchen; entrance hall; dining room; large verandah; twin bedroom with en suite bathroom (opening on to the garden).

FIRST FLOOR
Double bedroom with en suite bathroom and dressing room; twin bedroom with en suite bathroom; large living room; library/study; sitting room.

SECOND FLOOR
Three twin bedrooms; 2 bathrooms; roof terrace with marvellous views.

DISTANCES (approx. kms)

Burano (shops/PO)	5 mins by vaporetto
Murano	10 mins by vaporetto
Venice (10 Km)	40 mins by vaporetto

STAFF
Part time maid (9am until 3pm); butler (who is also the driver of the boat) from 9am until 7pm; gardener.

Belvedere

SARDEGNA

This beautiful mediterranean-style villa sits in an outstanding position, high on the rocks, and surrounded by "macchia mediterranea", in northern Sardinia. It is a quiet and tranquil location, yet just 2 kms from Santa Teresa di Gallura with its yacht harbour. From the house and its garden there are breathtaking views of the Corsican"Bocche di Bonifacio" , the impressive white cliffs of Bonifacio, and the small islands just off Corsica.

The villa is very well furnished and equipped with all modern comforts. A particular feature of the house is the lovely verandah to the front of the house, with outdoor dining area. The house has several entrances and planned in such a way to be ideal for two families holidaying together, requiring some independence and privacy. This part of the coast is less crowded than the nearby famous Costa Smeralda, and is a good base for exploring the beautiful Sardinian coastline, and also for taking day trips to Corsica. For those looking for smart restaurants and lively nightlife, the Costa Smeralda and its resorts such as Porto Cervo and Porto Rotondo are within 30/50 minutes drive. A beautiful boat with skipper is available at extra cost.

ACCOMMODATION
10 PEOPLE

GROUND FLOOR
Entrance; sitting room with fireplace, opening onto a covered verandah with dining table and chairs, ideal for al fresco meals; kitchen opening onto the same verandah.

LOWER GROUND FLOOR
Self contained apartment comprising: Double bedroom with independent access to the garden; bathroom with separate shower. Sitting room opening onto a covered terrace, with kitchen corner and fireplace; double bedroom; bathroom.

FIRST FLOOR
Twin bedroom; bathroom with shower only; small twin bedroom (in an alcove), suitable for children; bathroom; master bedroom with independent access, via stairs to the garden.

DISTANCES (approx. kms)

Santa Teresa di Gallura (nearest village with shops, PO)	2
Olbia (nearest airport)	61
Costa Smeralda	40

STAFF
Maid service is included in the price 6 hours per week.

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We are delighted to introduce *Tuscan Cooking and More* which offers exciting opportunities to make the most of your Tuscan visit. Particularly for those of you choosing one of the many properties located in the countryside around Lucca, *Tuscan Cooking and More* provides a local guide service and exclusive activities, such as the following:

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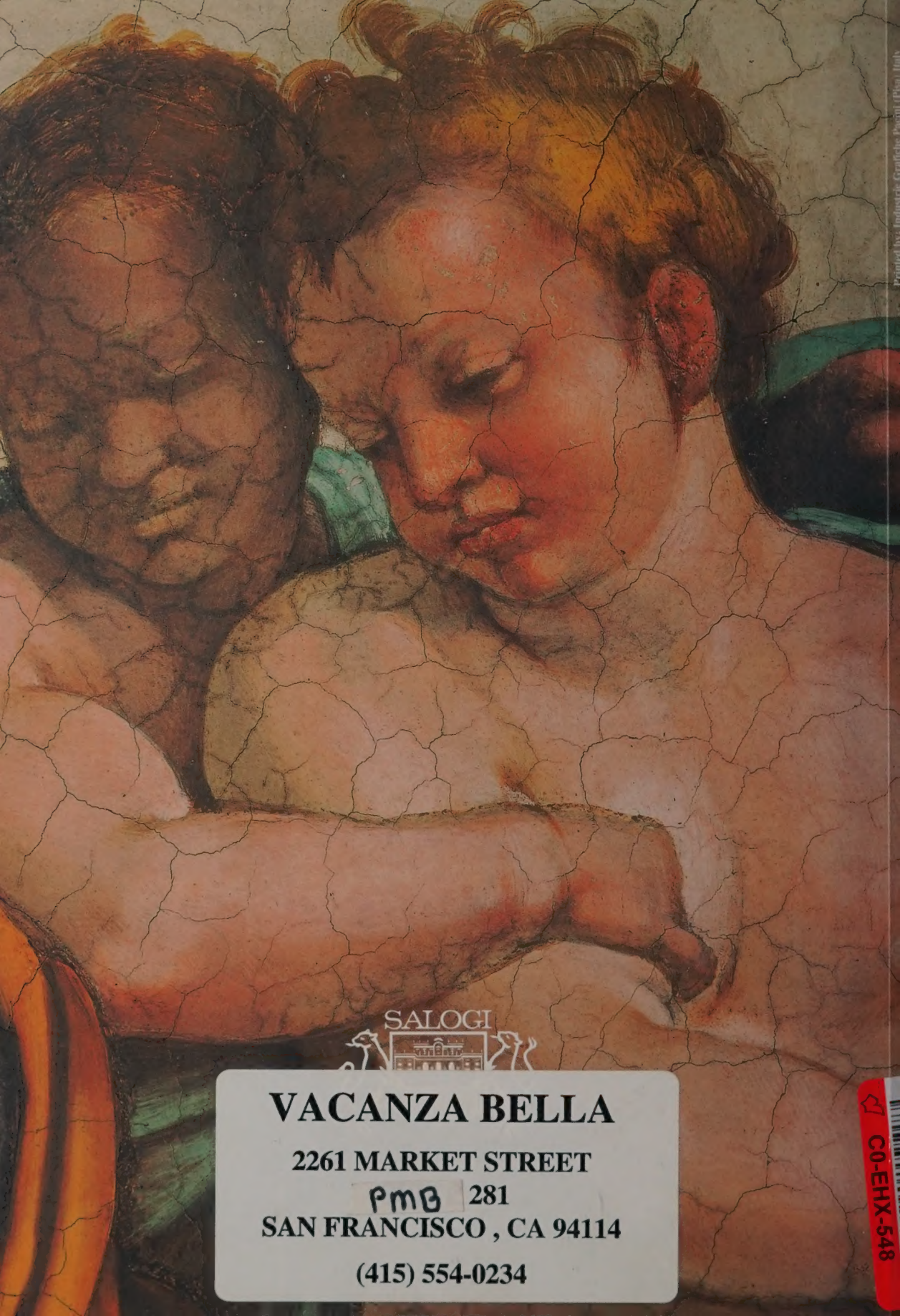

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2261 MARKET STREET

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SAN FRANCISCO , CA 94114

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